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FEATURES

Prime Office Space Available in Europort Office ComplexThe Europort Office Complex, completed in the early 1990s, is a landmark commercial development that dominates Gibraltar's waterfront. Boasting a modern architectural design, it offers expansive open spaces with breathtaking views of the Bay of Gibraltar and the Strait. Its strategic location—close to the town center and border—combined with a wide range of amenities, makes it an ideal working environment for businesses seeking both convenience and prestige.Office Suite Available for Lease• Size: Approx. 40m²• Location: 4th Floor• Availability: Ready for immediate occupation• Lease Term: 10 years• Break Clause: 5 years (with 12 months' notice)• Deposit: 3 months' rent• Surety Required• Utilities: Electricity and cooling are metered and invoiced monthly• Annual Rental Adjustment: 2% or cost of living index, whichever is greater• Market Rent Review: Every three years (upwards only)Viewing is highly recommended—an exceptional opportunity to secure a prestigious office space in one of Gibraltar's most sought-after commercial locations.

Interior Size:	$40m^2$	**Rates:**	TBC
Exterior Size:	N/A	**Service Charges:**	TBC
Plot Area:	N/A	**Price per sqm:**	£0
Furnishing:	Unfurnished		

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