



COMM171
Available

MAIN STREET

£1,350 pcm



FEATURES

- Air conditioning



To Let - Bright and Versatile Commercial Space Located in a prime central area directly opposite M&S, this well-presented 1st floor unit offers 45m² of bright and functional space. The property features two separate rooms, each with its own entrance, making it ideal for a variety of uses such as office, studio, or consulting rooms. Benefitting from excellent natural light and high ceilings, the space includes a kitchenette, a private toilet, and air conditioning units in both rooms for year-round comfort. The unit is in very good condition and ready for immediate use. Key Features: Central location with high footfall Two rooms with separate entrances High ceilings and ample natural light Air conditioning in both rooms Kitchenette and private toilet 45m² total space Ground floor unit Lease Terms: Flexible lease options available Deposit: 1.5 months' rent plus 1 month in advance.

Interior Size:	45m ²	Rates:	£729.63 Per Quarter
Exterior Size:	N/A	Service Charges:	TBC
Plot Area:	N/A	Price per sqm:	£0
Furnishing:	Unfurnished		

BMI Group Limited, Unit 7 Portland House, Glacis Road, P.O. Box 469, Gibraltar

✉ info@bmigroup.gi ☎ (+350) 200 51010

www.bmigroup.gi