

**COMM514  
Available****MARINA BAY****£330,000****FEATURES**

- Air conditioning
- Shared WC
- Lifts
- In good condition

**FOR SALE** - office suite of approximately 80m<sup>2</sup> located in the popular Marina Bay area next to the World Trade Center and Ocean Village Marina. Only 10 minutes' walk to the Spanish Border, International Airport and town centre. Includes fitted kitchen, server room and open plan office area. Enjoys views towards the Marina. Suitable for owner occupiers or private investors. Has been rented achieving a yield of approx. 10% net. Available for immediate occupation.

**Interior Size:** 80m<sup>2</sup>  
**Exterior Size:** N/A  
**Plot Area:** N/A  
**Furnishing:** Unfurnished

**Rates:** £391.77 Per Month  
**Service Charges:** £1269.11 Per Quarter  
**Price per sqm:** £4,125.00

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