BMI GROUP
ESTATE AGENTS

EXPERIENCE. KNOWLEDGE.

COMM641
Available

OCEAN VILLAGE

£11,240 pcm





FEATURES

- In the heart of Ocean Village
- Busy footfall
- Great offer of F & B in the area
- Only 10 minutes away from the Spanish Border
- Air Conditioning

Discover a premium commercial / office opportunity in the heart of Ocean Village at Trinity House — offering exceptional flexibility, visibility, and convenience for growing businesses.This versatile commercial space is arranged over three floors, providing approximately 281m² of modern office accommodation, with each floor extending to around 95m². The layout is ideal for companies seeking a dynamic working environment with the ability to configure departments, meeting areas, executive suites, or collaborative workspaces across multiple levels.Positioned prominently by the entrance to Ocean Village, the property benefits from excellent accessibility, high exposure, and a prestigious business address within one of Gibraltar's most sought-after commercial districts.Key Features: Flexible lease terms availableApproximately 281m² of office space over 3 floorsAround 100m² per floorPrime location at the entrance of Ocean VillageSituated within Trinity HouseIdeal for corporate headquarters, professional firms, or expanding businessesExcellent natural light and strong business presenceConvenient access to nearby amenities, parking, restaurants, and transport linksA rare opportunity to secure a highly adaptable office space in a thriving waterfront business location.A great opportunity to create an own branded building for your business!

Interior Size:	281m^2	**Rates:**	TBC
Exterior Size:	N/A	**Service Charges:**	£1133 Per Month
Plot Area:	N/A	**Price per sqm:**	£0
Furnishing:	Unfurnished		

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