BMI GROUP
ESTATE AGENTS

EXPERIENCE. KNOWLEDGE.

COMM538
Under Offer

WATERPORT PLACE

£2,990,000/ £16,000 pcm











FEATURES

- Allocated Parking
- Communal Terrace
- Air Conditioning

Waterport Place – Premium Ground Floor Office Space for Sale or RentAn exceptional opportunity with 862.50m² of premium ground floor office space at Waterport Place, a modern and impeccably maintained building in one of Gibraltar's most coveted business locations. Situated on Waterport Road, this prime office space is in excellent condition and offers an ideal setting for businesses seeking proximity to the Gibraltar Finance Centre and major gaming companies.Key Features:Prime Location: Waterport Place is strategically positioned in the heart of Gibraltar's business district, providing easy access to key financial institutions and prominent gaming companies.Spacious and Modern: The office spans 862.50m², offering ample space for various business needs. Its modern design and well-maintained condition create a professional and inviting environment for both employees and clients.Parking Convenience: The lease includes three dedicated parking spaces within the building's secure garage, ensuring convenient access for staff and visitors.Flexible Lease Terms: Offered on a self-repairing, long-term lease with a minimum duration of 10 years, providing stability and flexibility for your business.This premium office space at Waterport Place is ideal for businesses looking to establish or expand their presence in Gibraltar's thriving commercial hub. Viewing is highly recommended to fully appreciate the quality and potential of this outstanding property. Available for immediate occupation.

Interior Size:	863m^2	**Rates:**	£12958.9 Per Quarter
Exterior Size:	N/A	**Service Charges:**	£9579.61 Per Quarter
Plot Area:	N/A	**Price per sqm:**	£3,464.66
Furnishing:	Unfurnished		

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