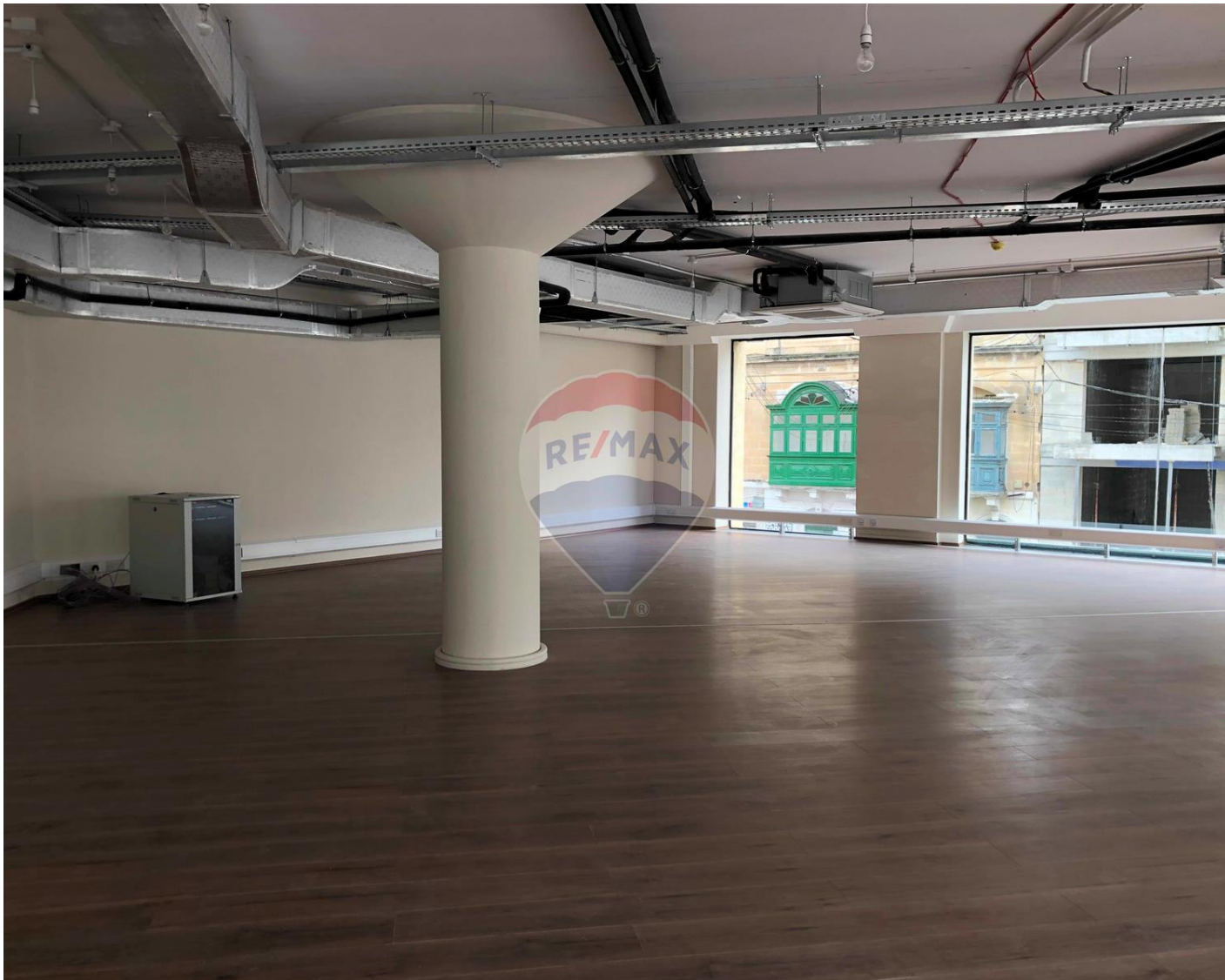


Office Block in Ta' Xbiex



Ta' Xbiex, Sliema and St Julians Surroundings



€135

Reference No: 240011172-1592

 Total Rooms: **0**

 Floor Area (m²) : **600**

 Bathrooms: **0**

 Bedrooms: **0**

Office Block - For Rent - Ta' Xbiex

TA'XBIE: Office space enjoying a lot of exposure and natural light found in a much sought after and up coming location. Office comprises of an entrance at ground level and 3 overlying floors all enjoying large open plans each floor approximately measuring 200 sqm having a total of approximately 600 sqm in total. This office also enjoys a terrace of 30sqm on one of the floors and a large roof terrace perfect for entertaining clients or for doing office functions. Property is being offered fully finished excluding partitions and data cabling. Rent - €235 per SQ.M Approx. 600 SQ.M of office space on 3 floors with kitchenette and bathroom on each floor Air conditioned, finished, with passenger lift and recreational area on roof. €25K p.a. for basement levels, (should these be required) and any costs for refurbishment borne by tenant 1. Term 5 years : 3 years Di Fermo + 2 years Di Rispetto 2. Yearly increments : 4% p.a. 3. 10-12 parking spaces : €10K p.a. for car park 4. Payment – quarterly in advance 5. Deposit – 20% of one year's rent The office floors will be finished (in an industrial type finish) as follows: • Fresh air ventilation system on level 1 • Electrical Power and lighting excluding light fittings • Data and telephony structure • Fire Alarm • Air Conditioning • wooden tiles removed on all 3 levels • New floor tiles laid on level 1 • Existing floor tiles polished on level 2 and level 3 • common areas - painting walls, refurbished railings and polish/cleaning of all floor • Main Entrance door • Video intercom • Refurbishment of doors / apertures / glass facade • Gypsum works – if any • hand rail on terrace at level 2 and at roof level • passenger lift re-activation, re-furbishing and certification • Replacement of sanitary wear, new plumbing • New kitchenette Tenant is to take care of any intruder alarm, CCTV and/or any other items/equipment which are not listed above

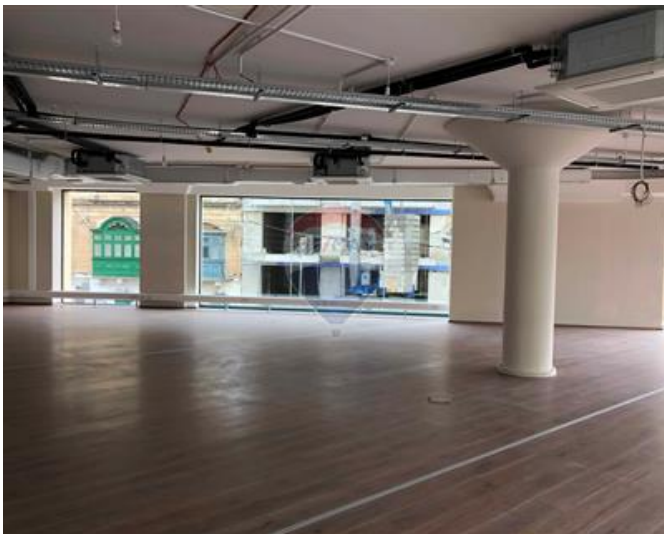
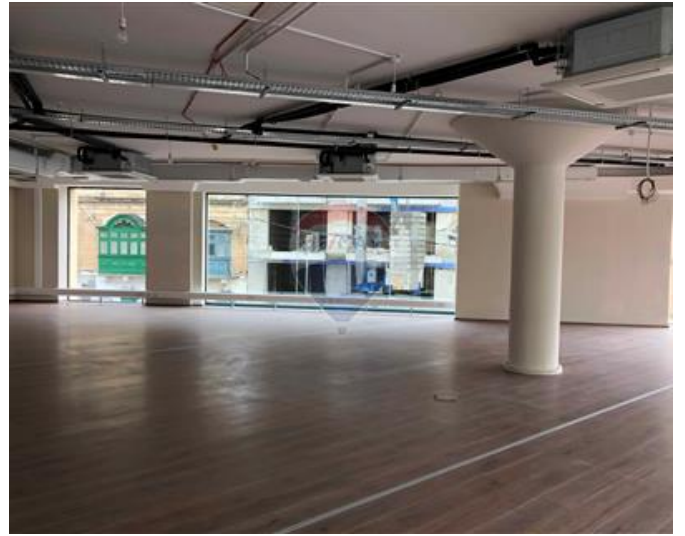
Features

- ✓ Lift
- ✓ Skirting
- ✓ A/C
- ✓ Passenger Lift

Rooms

- ✓ Open Space : 0 x 0 m (0 m2)

Gallery









Trevor Gauci Maistre

RE/MAX Premium - St Julian's

M: 99241530

E: trevor@remax.com.mt

T: 21384508

RE/MAX Premium - St Julian's

72/73, Gorg Borg Olivier Street, St Julian's, Malta