# Office Space in Birkirkara

## Birkirkara, Central



## €140,000

Reference No: 240041004-4834

Total Rooms: **1**

Floor Area (m²) : **72**

Bathrooms: **1**

Bedrooms: **0**

# Office Space - For Sale - Birkirkara

Birkirkara – A fantastic opportunity to acquire a semi-basement office in Birkirkara, being sold in shell form and enjoying a Class 4A permit. The property comprises approximately 45 sqm of open-plan space, together with a separate toilet, offering a practical layout that can be finished and customised to suit your business requirements. The Class 4A permit makes the premises suitable for a variety of professional, financial and office-related activities, including accountancy, auditing, legal services, consultancy, architecture, engineering, insurance, financial services, IT and other comparable professional offices, subject to the relevant planning and licensing requirements. This property is ideal for professionals looking to establish their own office or investors seeking an affordable commercial property with attractive rental potential. Worth viewing – an opportunity not to be missed!

# Features

# Rooms

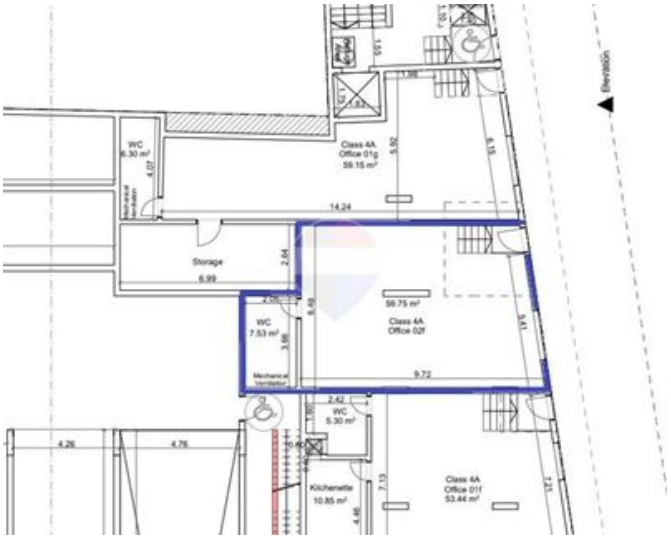
- Open Space : 5.4 x 9.7 m (52.38 m2)
- Guest Toilet : 3.6 x 7.53 m (27.11 m2)

# Gallery











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