Office Block in Mriehel

Mriehel, Central



€1,900,000

Reference No: 240151012-2086

Total Rooms: **0**

Floor Area (m??) : **210**

Bathrooms: **0**

Bedrooms: **0**

Office Block - For Sale - Mriehel

Mriehel - New commercial/office premises For Sale, consisting of 3 Floors totalling 560 square meters indoors and 40 square meters outdoors , all serviced with an 8 passenger lift and a street level garage of 4/5 cars. - First Floor (an area of around 170sqm which includes 2 bathrooms and back balcony, 4 AC units of 24 BTU each. - Second Floor (an area of around 170sqm double height ceiling (has the possibility to make a further 60 square meters Split level) includes 2 Bathrooms, 8 AC units of different BTU"s, - Penthouse Level (an area of around 130sqm including 35sqm terrace. The terrace is finished with glass railings and has beautiful views of the medieval city of Mdina and the surrounding countryside. All floors will include the following Finishes: - Air Conditioner Units (number of units depending on the floor) - Light Fittings throughout the floor plan - preparation layout for essential and non-essential electrical circuits. These preparations will allow the tenant, at his own discretion and expense the flexibility to install an electrical generator if required. - fire alarm systems - CCTV coverage of common areas - fully finished spacious toilet rooms on all floors - 80 X 80 Gres tiles throughout, white washed walls and industrial look finished ceiling - parquet finish flooring in common areas - 500 litre water tank per floor (as a reserve) - glass apertures separating the entrance from the common area to the office area - connections for Intercom Premises are Freehold.

Features

- Ceramic Floor
- Electricity Utility
- 3 Phase Electricity
- Double Glazed
- Entrance Hall
- Gypsum Plastering
- Passenger Lift
- Air Space

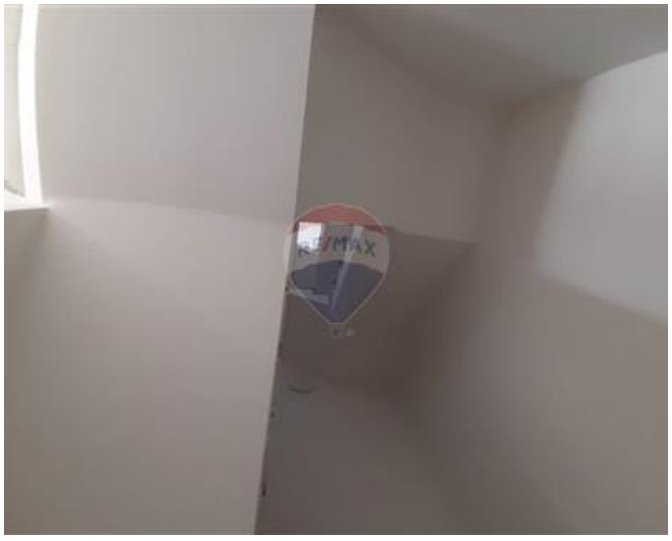
Rooms

- Open Space : 15 x 12 m (180 m2)

Gallery

































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