

# Office Space in St Julian's




## St Julian's, Sliema and St Julians Surroundings



**€3,500,000**

Reference No: 240171020-32

 Total Rooms: **8**

 Floor Area (m<sup>2</sup>) : **540**

 Bathrooms: **2**

 Bedrooms: **0**

# Office Space - For Sale - St Julian's

Exceptionally well located Office Premises in St Julians forming part of a brand new Business Centre presently being finished off to high specification. This office floor offers a bright open plan floor area measuring 540 sq/mtrs and is being offered fully finished including concealed a/c system, suspended ceilings, floorings. Optional underlying car spaces also available.

## Features

- ✓ Lift
- ✓ Entrance Hall
- ✓ Gypsum Plastering
- ✓ A/C
- ✓ Passenger Lift
- ✓ Kitchen/Dinette
- ✓ Water Utility
- ✓ 3 Phase Electricity
- ✓ Wi-Fi
- ✓ Balcony

## Rooms

- ✓ Open Space : 14 x 7.5 m (105 m<sup>2</sup>)
- ✓ Open Space : 5.5 x 5.7 m (31.35 m<sup>2</sup>)
- ✓ Kitchen : 4 x 2 m (8 m<sup>2</sup>)
- ✓ Office / Study : 5 x 6 m (30 m<sup>2</sup>)
- ✓ Office / Study : 6.5 x 6 m (39 m<sup>2</sup>)
- ✓ Office / Study : 5 x 12 m (60 m<sup>2</sup>)
- ✓ Office / Study : 5.2 x 3.5 m (18.2 m<sup>2</sup>)
- ✓ Office / Study : 6 x 6 m (36 m<sup>2</sup>)
- ✓ Guest Toilet : 3 x 3.9 m (11.7 m<sup>2</sup>)
- ✓ Guest Toilet : 5 x 3 m (15 m<sup>2</sup>)
- ✓ Open Space : 4 x 5.5 m (22 m<sup>2</sup>)

# Gallery





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