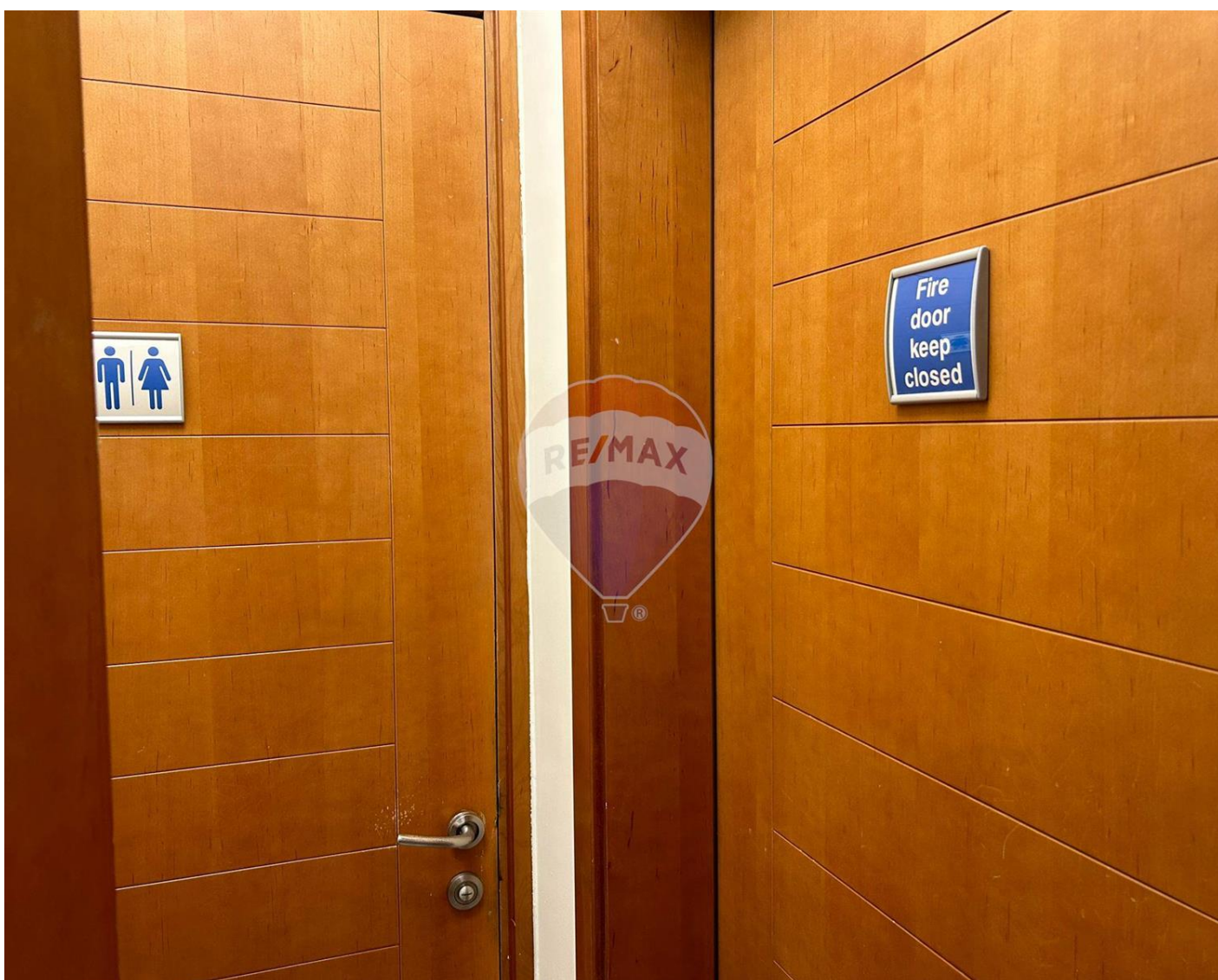


# Office Space in Birkirkara



**Birkirkara, Central**



**€180**

Reference No: 240491011-601

 Total Rooms: **1**

 Floor Area (m<sup>2</sup>) : **150**

 Bathrooms: **0**

 Bedrooms: **0**

# Office Space - For Rent - Birkirkara

BIRKIRKARA - OFFICE SPACE this well-sized 150 sqm second-floor office is situated on a bustling and highly active street in Birkirkara, offering an excellent opportunity for businesses seeking a central and well-connected professional workspace. The property enjoys a strategic location within one of Malta's most established commercial and business hubs, ensuring strong visibility and accessibility. The office benefits from excellent connectivity, with easy access to public transport routes and major arterial roads, allowing convenient commuting from all parts of the island. Its central positioning makes it particularly suitable for businesses that require regular client interaction or staff commuting flexibility, while also being close to a wide range of surrounding amenities and services. Internally, the space offers a generous and well-proportioned 150 sqm layout, providing ample room for a variety of office configurations. The open and adaptable design allows for the creation of reception areas, open-plan workstations, private offices, meeting rooms, and administrative zones, depending on the operational requirements of the business. This flexibility makes it suitable for both growing companies and established firms looking to expand or relocate. The office is located in a high-traffic area, further enhancing its professional presence and accessibility. Its position within a busy commercial street contributes to a strong corporate image while ensuring ease of access for both clients and employees. Overall, this property represents a strong opportunity to secure a spacious and well-located office in one of Birkirkara's most sought-after business districts, combining size, convenience, visibility, and long-term operational potential.

## Features

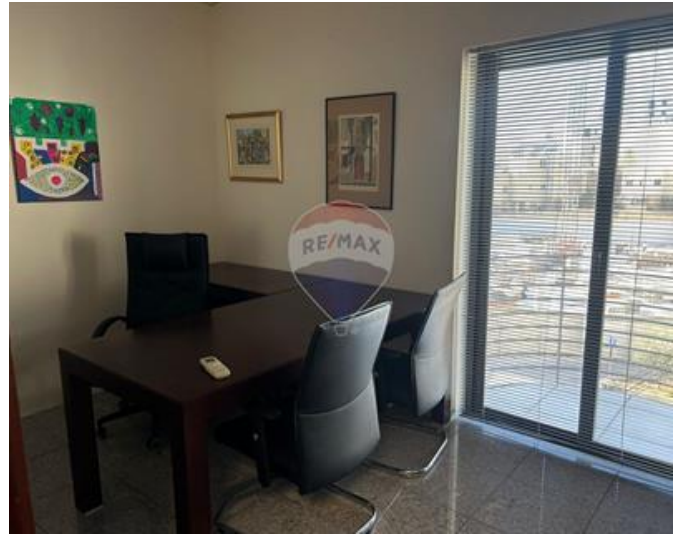
- ✓ Lift
- ✓ Kitchen/Dinette
- ✓ Parquet Floor
- ✓ Water Utility
- ✓ 3 Phase Electricity
- ✓ Wi-Fi
- ✓ Double Glazed
- ✓ Balcony
- ✓ CCTV
- ✓ Generators
- ✓ Automatic door
- ✓ Ceramic Floor
- ✓ Marble Floor
- ✓ Electricity Utility
- ✓ A/C
- ✓ Passenger Lift
- ✓ Air Space
- ✓ Back Yard
- ✓ Alarm System

# Rooms

- ✓ Office / Study : 30 x 5 m (150 m<sup>2</sup>)

# Gallery







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