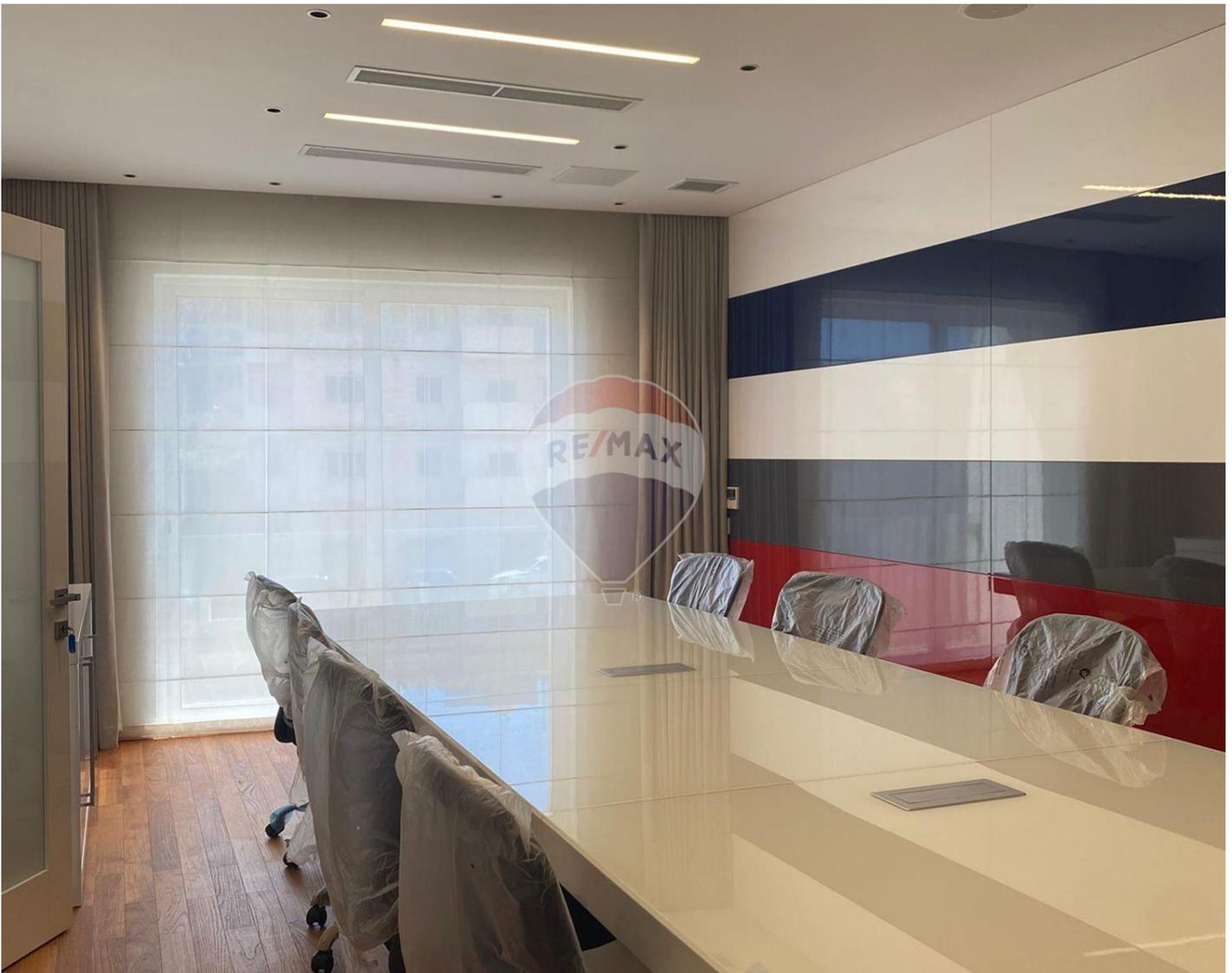


Office Space in St Julian's



St Julian's, Sliema and St Julians Surroundings



€12,500

Reference No: 240511004-125

 Total Rooms: **0**

 Floor Area (m²) : **380**

 Bathrooms: **0**

 Bedrooms: **0**

Office Space - For Rent - St Julian's

Looking for a standout office space that blends style, comfort, and top-tier functionality? This modern third-floor office ticks all the boxes. It's in a great spot—just off the main road that connects the International Airport to the north of the island—making it super easy to get to from just about anywhere. Inside, you've got 370 square meters of well-designed workspace, plus an extra 10 square meters of balconies at the front and back—perfect for a quick break or some fresh air. The layout includes a welcoming reception area, a cozy lounge with a large aquarium, a director's office with space for a personal assistant, a big boardroom with a TV and projector, several different-sized offices, and separate male and female restrooms. Tons of natural light flows through the glass partitions, giving the place an open, bright feel. It's packed with features too: air conditioning, heating, a server room, Wi-Fi, a PABX phone system, UPS backup for the entire floor, a generator for the whole building, surge and lightning protection, Sonos sound system, CCTV in every room, plus solid fire and intruder protection. Every detail's been thought through—making it not just a workspace, but a place where your team can thrive and your clients will be impressed.

Features

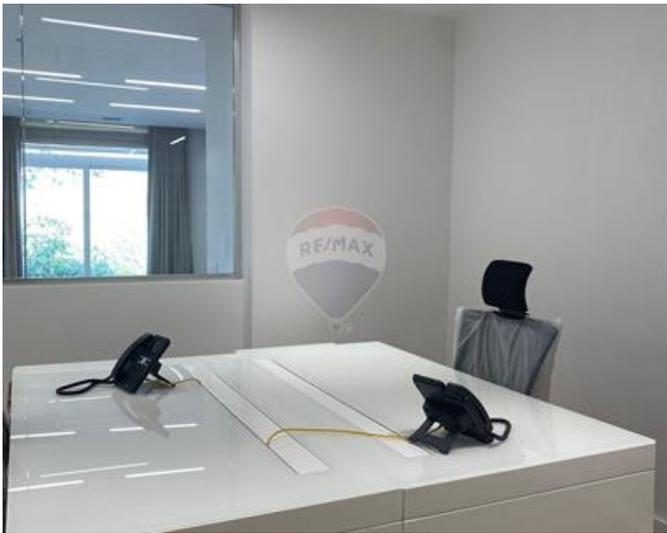
- ✓ Kitchen/Dinette
- ✓ Soffit Ceilings
- ✓ Skirting
- ✓ Yard
- ✓ Ceramic Floor
- ✓ A/C
- ✓ Double Glazed

Rooms

- ✓ Open Space : 19 x 20 m (380 m2)

Gallery









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