



## Office Space For Sale In Gzira 320sqm



### Information de l'agent

Nom: ArKadia  
Nom de compagnie:  
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Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à: Vendre  
Prix: EUR 1,000,000

### Location

Pays: Malte  
Soumis: 18/01/2025

#### Description:

New office space for sale in Gzira located in a recently renovated business centre.

This new office space for sale in Gzira features

Open spaces layout

Meeting rooms. Dedicated spaces designed for client meetings team discussions or brainstorming sessions ensuring productivity and privacy.

Large kitchenette. A spacious and functional kitchenette that caters to employees needs making it an ideal space for breaks and meal preparation.

Three WC facilities

Server room. A secure and climate controlled area specifically designated for housing your IT infrastructure.

Internal yard. A unique feature providing a private outdoor area ideal for breaks or informal gatherings.

Finishes to a high standard

Air conditioning though out

Raised flooring. Modern elevated flooring for easier installation and maintenance of network cabling and electrical systems.

Network cabling CAT6.

Two separate access from the common area

Back up generator

Lift access. Easy accessibility for staff and clients.

This new office space for sale in Gzira is ideal for businesses seeking a highly functional well equipped workspace in thriving commercial hub.

About Gzira

This modern town sits in a perfect spot on the north east coast of Malta between Sliema and Msida along



the promenade of Marsamxett Harbour. It is a popular destination not only for tourists but also for many insurance iGaming and payment companies due to its beautiful seafront bustling cafes and restaurants and easy access to nearby attractions such as Valletta and St. Julian s. The town also boasts a number of cultural landmarks including the Manoel Theatre and the Gzira Parish Church.

Distance from key locations Malta International Airport 5 km.

Valletta 2 km.

Gozo Ferry Cirkewwa 18 km.

Central Business District Mriehel 3 km.

On average office rent in Gzira is 260 per square metre per year.

Find all available offices or contact Office Market for personal assistance.

## Modern Office Space for Sale in Gzira with Meeting Rooms Server Room and More

This newly available office space for sale in Gzira is situated in a recently renovated business centre. The property offers an open plan layout with meeting rooms a large kitchenette and three WC facilities providing ample space for both work and breaks. It also includes a secure server room an internal yard for private outdoor gatherings and finishes to a high standard. Air conditioning is installed throughout along with raised flooring and CAT6 network cabling for easy maintenance.

The office space for sale in Gzira has two separate access points from the common area lift access and a back up generator for added convenience. Ideal for businesses looking for a functional workspace in a thriving commercial hub this office space for sale in Gzira is strategically located between Sliema and Msida offering easy access to nearby attractions and key locations.

## How to Find Office Space with Parking in Malta

Finding office space with parking in Malta can be challenging particularly in high demand areas like Sliema St. Julians or Valletta where parking is limited and often expensive. However businesses can streamline their search by working with specialized real estate agencies that focus on commercial properties. These agencies often have access to off market listings and insider knowledge.

Large office complexes and business parks such as those in Mriehel or Birkirkara tend to offer ample parking as these developments are designed with larger capacities in mind. If your business needs parking focusing on these areas could prove beneficial. Suburban locations like Mosta and Birkirkara are also viable alternatives to more central congested areas providing both parking and office space at competitive rates.

While some office spaces may not come with dedicated parking many landlords have arrangements with nearby parking garages or lots and it s worth inquiring about these options. In some cases you may also be able to negotiate for parking spaces if they are not initially included in the lease.

Online listings on platforms like Office Market and can be valuable resources for checking availability and setting up alerts will help you stay on top of new opportunities.

Air Conditioning

Back Up Generator

Glass Curtain Wall

Lift Access

Network Cabling

Offices With Yard

Open Space

Soffit Ceilings

View Building



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Wheel Chair Accessible

## Commun

Salle de bains: 3  
Pied carré fini: 320 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/GSAZ-T54625/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T54625/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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