



## Office Space For Sale on Plan In Birkirkara 130sqm

### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: USD 431,870.67

### Posizione

Nazione: Malta  
Pubblicato: 02/04/2024

#### Descrizione:

Ground floor office space for sale on plan in Birkirkara strategically located on a principle road with easy access from most areas. This office space for sale on plan will feature

Open space

WC facility

basement storage

Large aperture overlooking the street

Ground floor with own entrance

Shell finishing packages available

Optional car spaces

Freehold

This ground floor office space for sale on plan in Birkirkara is ideal for a small business or as a branch office looking for a prime location.

Contact us today to book your viewing

#### About Birkirkara

Birkirkara is the largest oldest and most heavily populated city in the central region of Malta. It is the second most populated city on the island with 24 356 citizens.

Neighbouring the business hub of Mriehel Central Business District Birkirkara became a busy and diverse area. Known for its central location and excellent transport links Birkirkara is a sought after location for both locals and expats looking for convenient access to amenities and employment opportunities. With a range of office spaces available from modern offices to traditional townhouse style offices Birkirkara offers a diverse and vibrant community for businesses to operate efficiently.

In addition to its convenient location and transport links Birkirkara also offers a wide range of amenities that cater to the needs of businesses and their employees.



---

Distance from key locations Malta International Airport 4.7 km.

Valletta 4.5 km.

Gozo Ferry Cirkewwa 16 km.

Central Business District Mriehel 0.15 km.

Ground Floor Office Space for Sale on Plan in Birkirkara

A ground floor office space is for sale on plan in Birkirkara. Strategically located on a principal road with easy access from most areas. The office space for sale on plan will feature an open space a WC facility basement storage a large aperture overlooking the street and its own entrance. It is available as a shell with optional finishing packages and car spaces. The office space for sale on plan is freehold and ideal for a small business or branch office seeking a prime location.

## Essential Factors When Renting Office Space in Malta for the First Time or Transitioning from Serviced Office to a Standalone Office

The most important aspect when renting office space in Malta for the first time or moving from a serviced office to a standalone office is understanding your business's long term needs and aligning them with the right property.

If it's your first time searching for an office space start with focusing on location space layout and price. Location is vital in terms of accessibility for employees clients and suppliers. Ensuring the office is in a central or well connected area such as St. Julian's Valletta or Mriehel can positively impact your business operations. The layout should allow for scalability especially if you're growing so consider an open plan or easily adaptable spaces.

When transitioning from a serviced office to a standalone one businesses need to account for increased responsibilities. A standalone office will require you to manage everything from utilities and maintenance to security unlike a serviced office where many of these are taken care of. Additionally understanding the cost structure is important rent service charges and other overheads can differ significantly.

Finally the lease terms and the flexibility to expand or modify the office based on future needs should be assessed carefully especially if your business is expected to grow. Legal and financial aspects such as security deposits and contract duration should be clarified upfront to avoid unexpected costs later on. Ultimately seeking professional guidance from an experienced commercial real estate agent can help streamline the process ensuring the office meets your business requirements while being financially feasible.

Balcony

Core Shell

Ground Floor

Lift Access

Open Space

Optional Car Spaces

Private Entrance

Storage

View Building

Wheel Chair Accessible

## Comune

Finito piedi quadrati:

130 mq



## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

URL del sito: [http://www.arkadia.com/GSAZ-T1359/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T1359/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: mt53572139

