



## Office Space For Sale In Birkirkara 238sqm

### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 676,218.55

### Location

Country: Malta  
Posted: May 01, 2024

#### Description:

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

Open space layout

Closed office

Three WC facilities

Storage

Front balcony 9sqm

Shell finishing packages available

Lift access

Optional car spaces available

Freehold

This office space for sale in Birkirkara is ideal for a business with 20 to 25 employees or as a rental investment with a 5% yearly return once finished.

#### About Birkirkara

Birkirkara abbreviated as B Kara is the largest oldest and most heavily populated city in the central region of Malta.

Neighbouring the business hub of Mriehel Central Business District Birkirkara is a popular area in Malta. 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.

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.

Modern Office Space for Sale in Birkirkara

Strategically positioned on a main road for convenient access this office space for sale in Birkirkara is currently available on plan. Upon completion it will offer open space a closed office three WC facilities storage and a front balcony 9sqm . With shell finishing packages lift access optional car spaces and freehold ownership this office space for sale in Birkirkara is perfect for a business with 20 to 25 employees or as a lucrative rental investment with a 5% yearly return.

How to choose your commercial real estate agent

When selecting a commercial real estate agent it s important to ensure you re working with someone who understands both the market and your needs. This is where a dedicated platform like OfficeMarket.mt and experienced professionals like John Paul Barbara come into play offering tailored services that streamline the process and help businesses find the ideal office space.

Unlike agents who may focus on residential properties John Paul Barbara and the team at OfficeMarket.mt have extensive experience and deep knowledge of the local commercial landscape. Our expertise in office spaces across Malta allows them to provide insightful advice and match clients with spaces that best suit their business requirements whether for lease or purchase.

Malta s commercial real estate market is constantly evolving and having someone who knows the ins and outs of key business areas like Ta Xbiex Mriehel and Sliema is essential. Through OfficeMarket.mt clients gain access to up to date information about the best available office spaces pricing trends and location dynamics ensuring that businesses are positioned for success.

Strong negotiation skills are critical in securing favorable terms and John Paul Barbara is known for his ability to advocate for his clients. Whether it s negotiating lease terms pricing or additional benefits his focus is on delivering outcomes that align with your business goals. Thanks to his extensive network and reputation in the industry he can secure off market properties or bring clients opportunities that may not be widely available.

Finally OfficeMarket.mt isn t just about finding office space it s about offering a complete solution that makes your search as efficient as possible. With the backing of John Paul Barbara and his team you can take advantage of cutting edge tools and a modern approach to finding commercial properties. Whether you re looking for a single office unit a larger office block or even specialized spaces OfficeMarket.mt provides all the resources needed to find exactly what you re looking for.

Balcony

Core Shell

Lift Access

Open Space

Optional Car Spaces

Storage

View Building

Wheel Chair Accessible

### Common

Bathrooms: 3

Finished sq. ft.: 238 sq m

### Lease terms



Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/GSAZ-T1063/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T1063/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: mt53572087

