AX GROUP

Offices
FOR RENT

Falcon House, Block E,
High Street, Sliema

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LOCATION & CONNECTIVITY

We are pleased to offer an exceptional office space for rent in the hearth of Sliema, located at Falcon House, Block E, High Street.

Conveniently located just minutes from the sea and close to restaurants, bars and other amenities, this office offers an ideal workspace for both employees and clients. Parking can be arranged nearby, subject to availability, and public transport is easily accessible.

PREMISES

This modern property boasts 750 sq.m of internal space and 161 sq.m of external space spread across two floors, all accessible by lift. It is fully air-conditioned and features state-of-the-art lighting and data systems, with sleek glass partitions that enhance its professional ambiance.

The office is filled with natural light from large apertures and includes balconies, a terrace and a yard for additional outdoor space.

Furniture not included

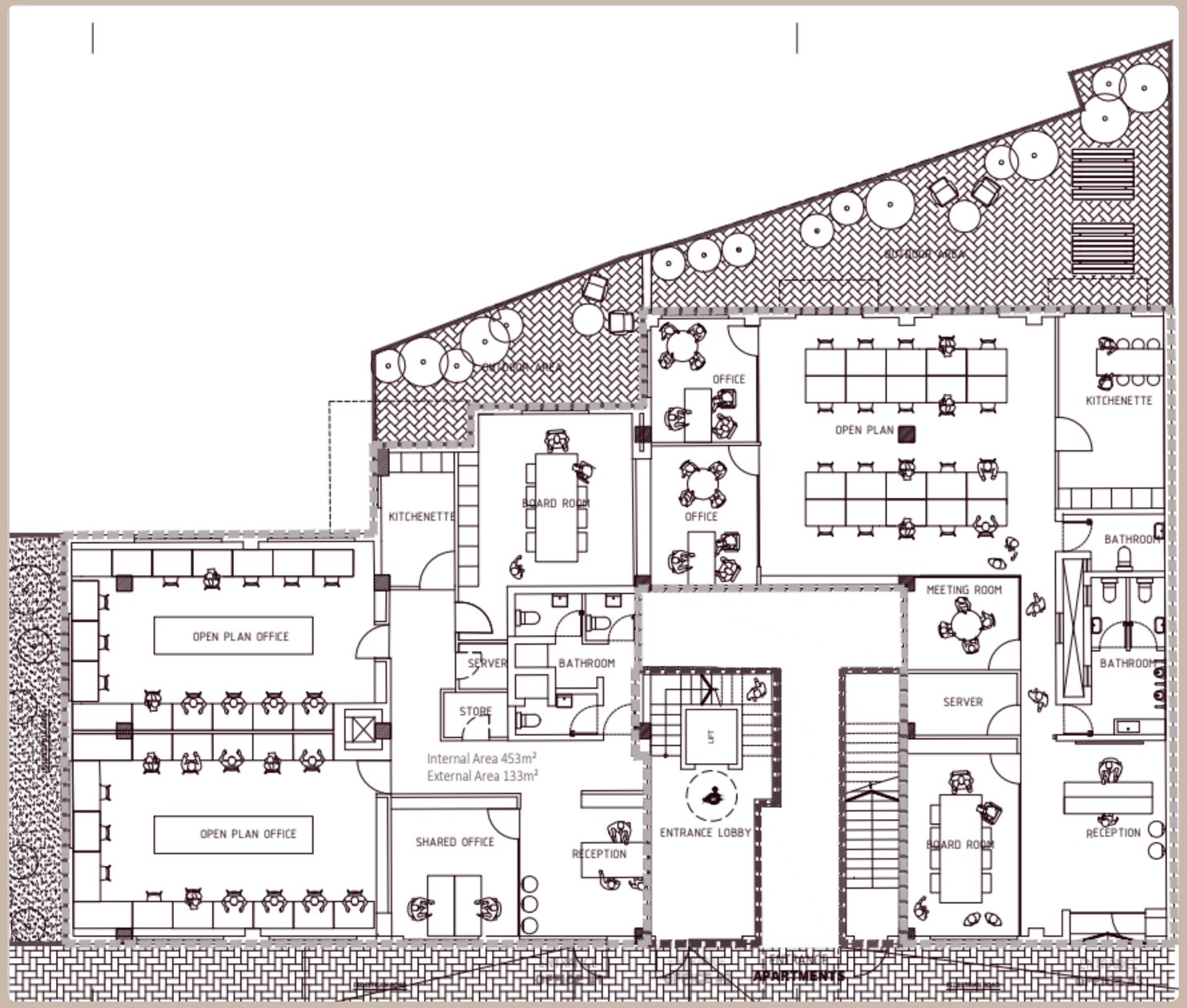
PREMISES

Amenities

- Bathrooms with showers
- Spacious kitchen fully equipped with: dishwasher, fridge freezers and large seating area (extendable to outdoor seating)
- All apertures are fitted with insect screen and blinds
- The boardroom is equipped with sound-absorbing features.
- Furniture not included

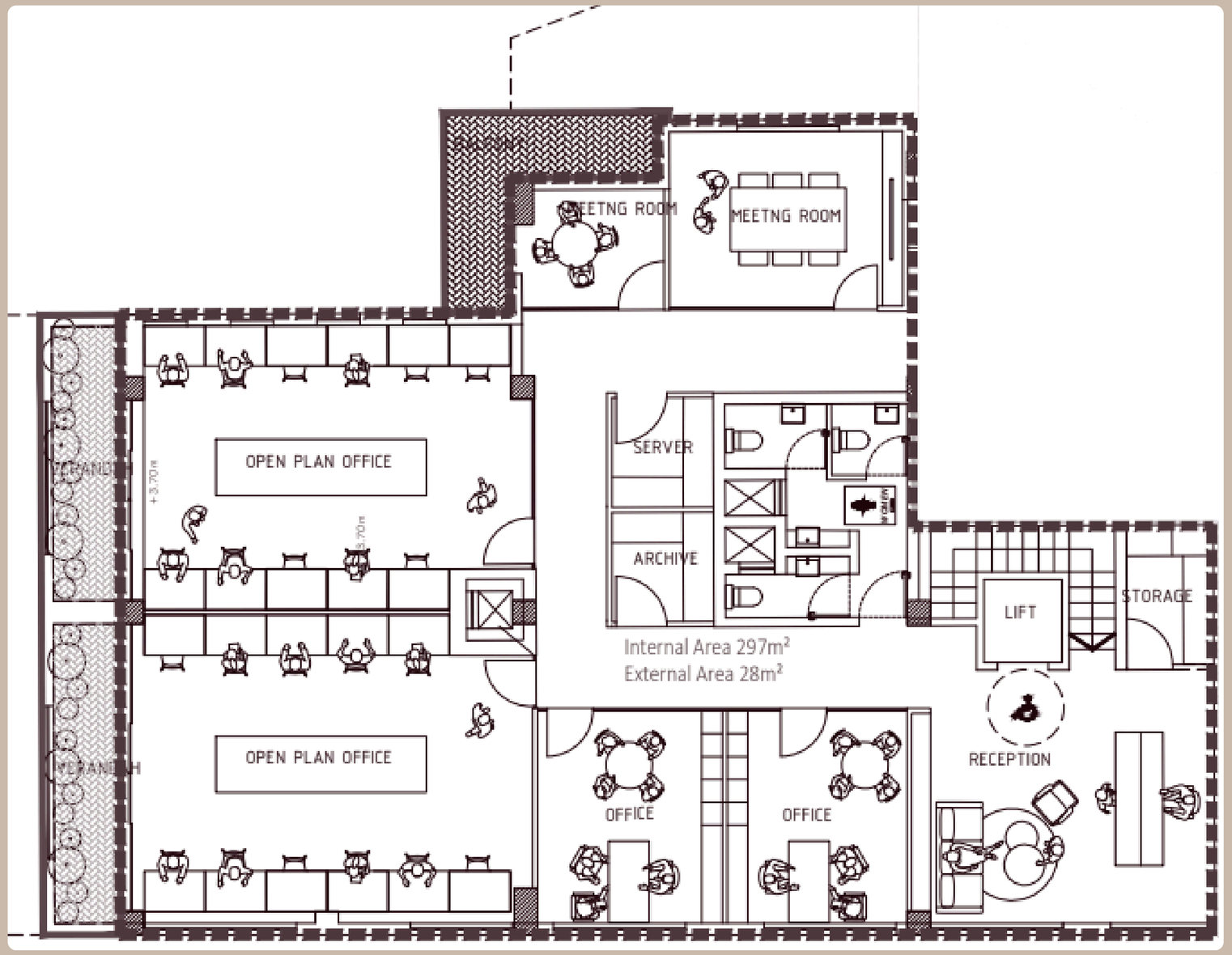
FLOOR PLANS

GROUND FLOOR



FLOOR PLANS

FIRST FLOOR



COMMERCIAL TERMS

- Starting Rental Rate - **€274.65** (excl. VAT) per sq.m per annum.
- Total - **€250,210** (excl. VAT) per annum.

The office space can be divided into two separate units, with the upper floor available for rent independently.

The areas are as follows: ground floor with 453 sq.m of internal space and 133 sq.m of external space with first floor with 297 sq.m and 28 sq.m external space.

Furniture not included

CONTACT INFO

Contact Mr Renzo Vella, Property Manager, for more information or to arrange viewing:

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Furniture not included