




AX REAL ESTATE

OFFICES FOR RENT

 First Floor,
Falcon House, Block E,
High Street, Sliema

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LOCATION & CONNECTIVITY

An exceptional office space for rent in the heart 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

The first floor offers 297 sq.m of internal space and 28 sq.m of external space, with lift access throughout. Fully air-conditioned, it features modern lighting and data systems, glass partitions, and select fixed furniture.

A standout feature is the boardroom with enhanced acoustic treatment, complemented by abundant natural light from large apertures and access to balconies. Amenities include bathrooms with showers and a kitchenette equipped with a dishwasher and fridge-freezer. Double-glazed apertures are fitted with insect screens and blinds.



Furniture not included

PREMISES

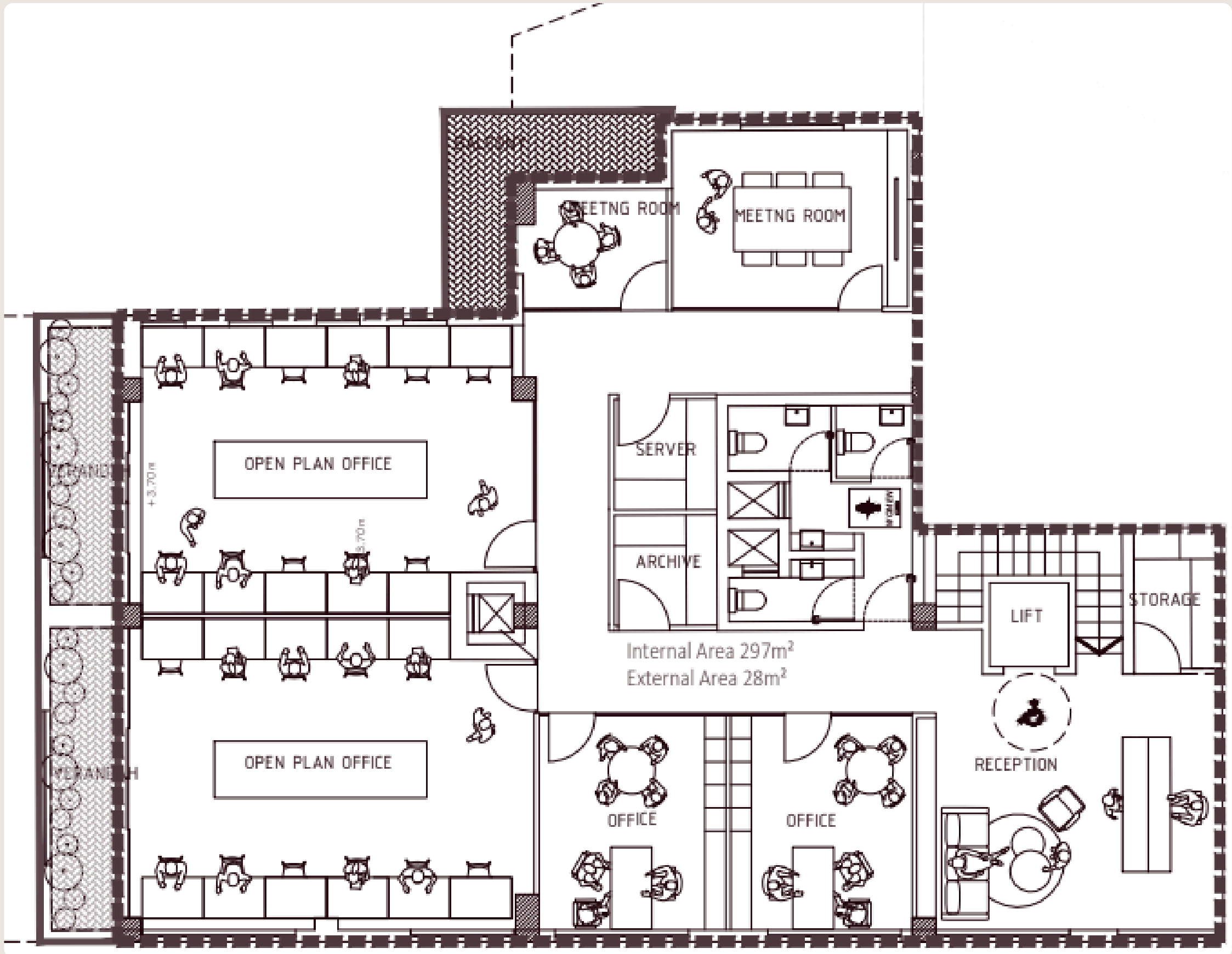
Amenities

- Bathrooms with showers
- Open kitchenette area equipped with: dishwasher, fridge freezers and sink.
- All apertures are fitted with insect screens and blinds.
- The boardroom is equipped with sound-absorbing features.
- Lift access to the first-floor office via the ground-floor reception
- Furniture in photos not included



FLOOR PLAN

FIRST FLOOR



COMMERCIAL TERMS

- Starting Rental Rate for the first floor independently - **€8,300.42** (excl. VAT) per month.
- Total - **€99,605** (excl. VAT) per annum.

The ground floor office is also available for lease. For further information, get in touch with the Property Manager (details on the following page).



Furniture not included

CONTACT INFO

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



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Furniture not included