




AX REAL ESTATE

OFFICES FOR RENT

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

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LOCATION & CONNECTIVITY

An exceptional office space is available 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 ground floor comprises 453 sq.m of internal space and 133 sq.m of external space. Fully air-conditioned, it features modern lighting and data systems, glass partitions and selected fixed furniture.

Large apertures provide abundant natural light and access to outdoor areas. Amenities include toilets and a kitchen with a dishwasher and fridge-freezer. Double-glazed apertures are fitted with insect screens and blinds, and selected open-plan offices benefit from enhanced acoustic treatment.



Furniture not included

PREMISES

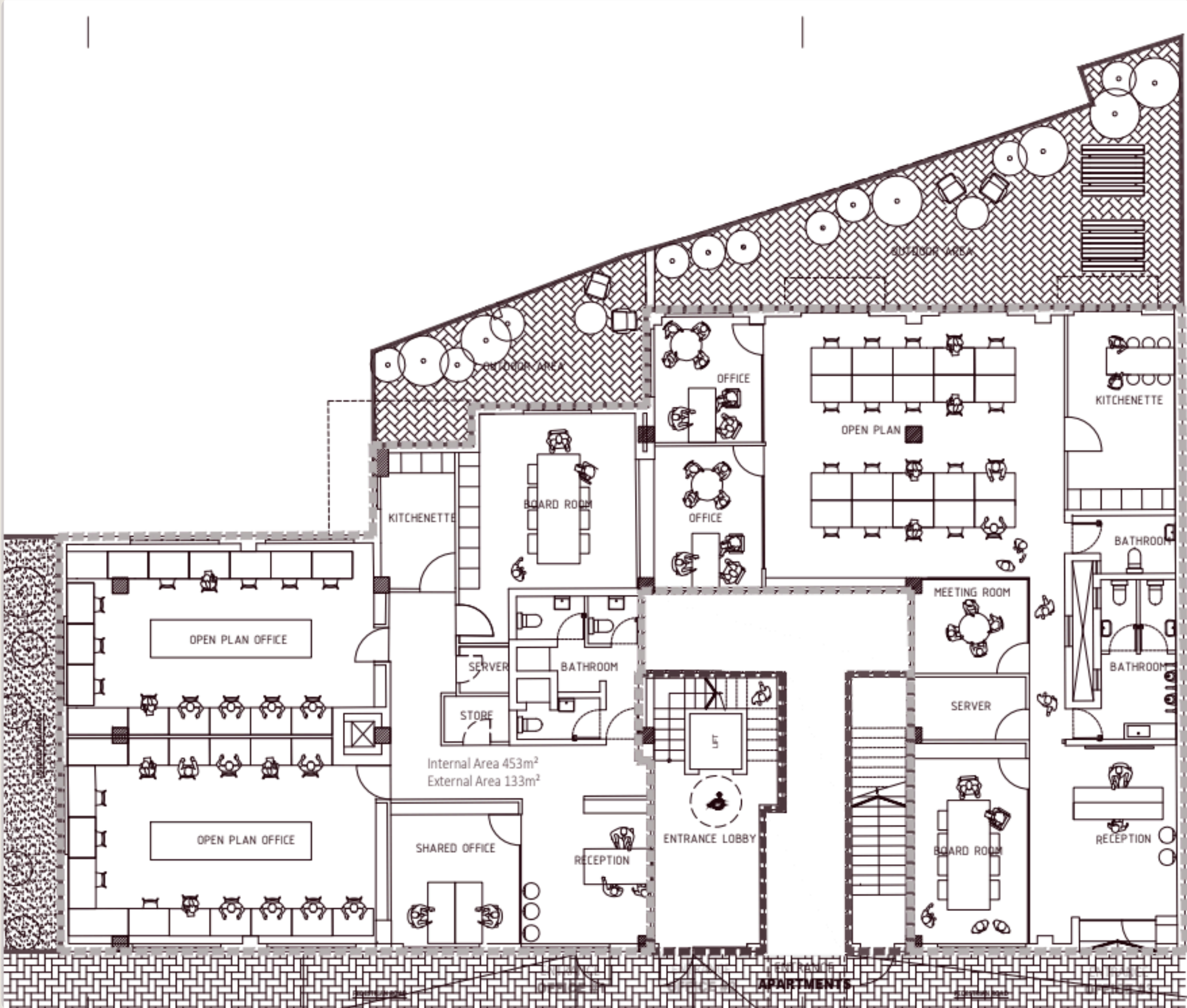
Amenities

- Spacious kitchen fully equipped with: dishwasher, fridge freezers and large seating area (extendable to outdoor seating)
- All apertures are fitted with insect screens and blinds
- Some meeting rooms and offices are equipped with sound-absorbing features.
- Utility room
- Bathrooms
- Furniture in photos not included



FLOOR PLAN

GROUND FLOOR



COMMERCIAL TERMS

- Starting Rental Rate for the ground floor independently - **€13,487.92** (excl. VAT) per month.
- Total - **€161,855** (excl. VAT) per annum.

This property offers the opportunity to also rent out the First Floor. For more details, get in touch with our Property Manager (details on the next page).



Furniture not included

CONTACT INFO

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



PHONE

(+356) 7934 0880



EMAIL

renzo.vella@axgroup.mt

