



# OFFICIAL NOTICE

His Majesty's Government of Gibraltar

## SALE OF OFFICE UNITS

NORTH COMMERCIAL ESTATE – 12A NORTH MOLE ROAD

His Majesty's Government of Gibraltar (HMGoG) invites Applications for Purchase from organisations and businesses registered in Gibraltar interested in purchasing office units at North Commercial Estate, 12A North Mole Road, Gibraltar.



<u>OFFICE UNIT</u>	<u>AREA</u>	<u>PREMIUM PAYABLE</u>
2	195m <sup>2</sup>	£626,282.00
8	183m <sup>2</sup>	£590,282.00
9	90m <sup>2</sup>	£311,282.00

### CONDITIONS AND IMPORTANT INFORMATION

- The units are being sold at the prices set out above. Applicants interested in purchasing a unit will need to complete an Application Form specifying the unit they wish to apply for. In the case of multiple units, they must state their order of preference in the Application Form.
- Where multiple applications are received for units, allocations will be made by way of draw.
- The successful applicant(s) will be granted a 99-year lease on standard commercial terms and conditions, which will impose obligations (such as, but not limited to) for:
  - a. the payment of an annual ground rent and rates.
  - b. the permitted use only as office use.
  - c. the payment of service charges to cover the running of the estate (for example, but not limited to) cleaning, security and general maintenance costs. These will be calculated on a percentage basis.
- Subletting of the whole of the units will be permitted (subject to the landlord's previous written consent). No subletting of part(s) of units will be permitted.
- The successful applicant(s) will be required to cover their own legal costs for the transaction and the registration of all relevant documentation.
- Proof of registration of the organisation/business will have to be provided by all successful applicants.
- Viewings will be arranged by appointment only and limited to small groups.

All enquiries should be directed to Land Property Services Limited by email on [mail@lps.gi](mailto:mail@lps.gi), by telephone on (+350) 20040200, or at their offices at the address below. Copies of Application Forms can be collected from the offices of Land Property Services Limited or downloaded from [www.lps.gi/tenders](http://www.lps.gi/tenders). Application Forms should be completed in full with all the required information. Incomplete Application Forms will not be considered.

Application Forms are to be submitted sealed and marked "Sale of Office Units at North Commercial Estate", addressed to HM Government of Gibraltar and deposited in the relevant Tender Box at the offices of Land Property Services Limited, Suite 6B Leanse Place, 50 Town Range, Gibraltar, to be received not later than noon on **Friday 21<sup>st</sup> February 2025**. Envelopes will remain sealed until after the closing date. HMGoG reserves the right to reject any or all applications.

**Important. This notice creates no legal rights or obligations and cannot be relied on for such purpose. By submitting an application, the individual/entity consents to their name being published in any future tender award notices.**