



MIDTOWN

COMMERCIAL FLOORPLANS



The eagerly awaited and unique Midtown real estate development delivers the optimum standard in city living, working and playing.

Midtown has been skillfully designed to provide a contemporary, sustainable hub of residential, corporate, commercial buildings and amenities across 4.3 acres in the very heart of Gibraltar.

Logistics and operations from Midtown are designed to be simplified and efficient. Ample loading bays, excellent refuse facilities and 24 hour security will allow you to get on with what you do best, running your business without unnecessary headaches.



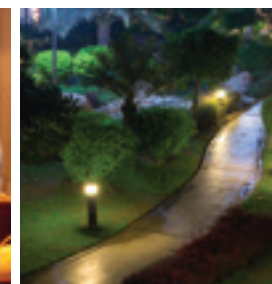
Specifications

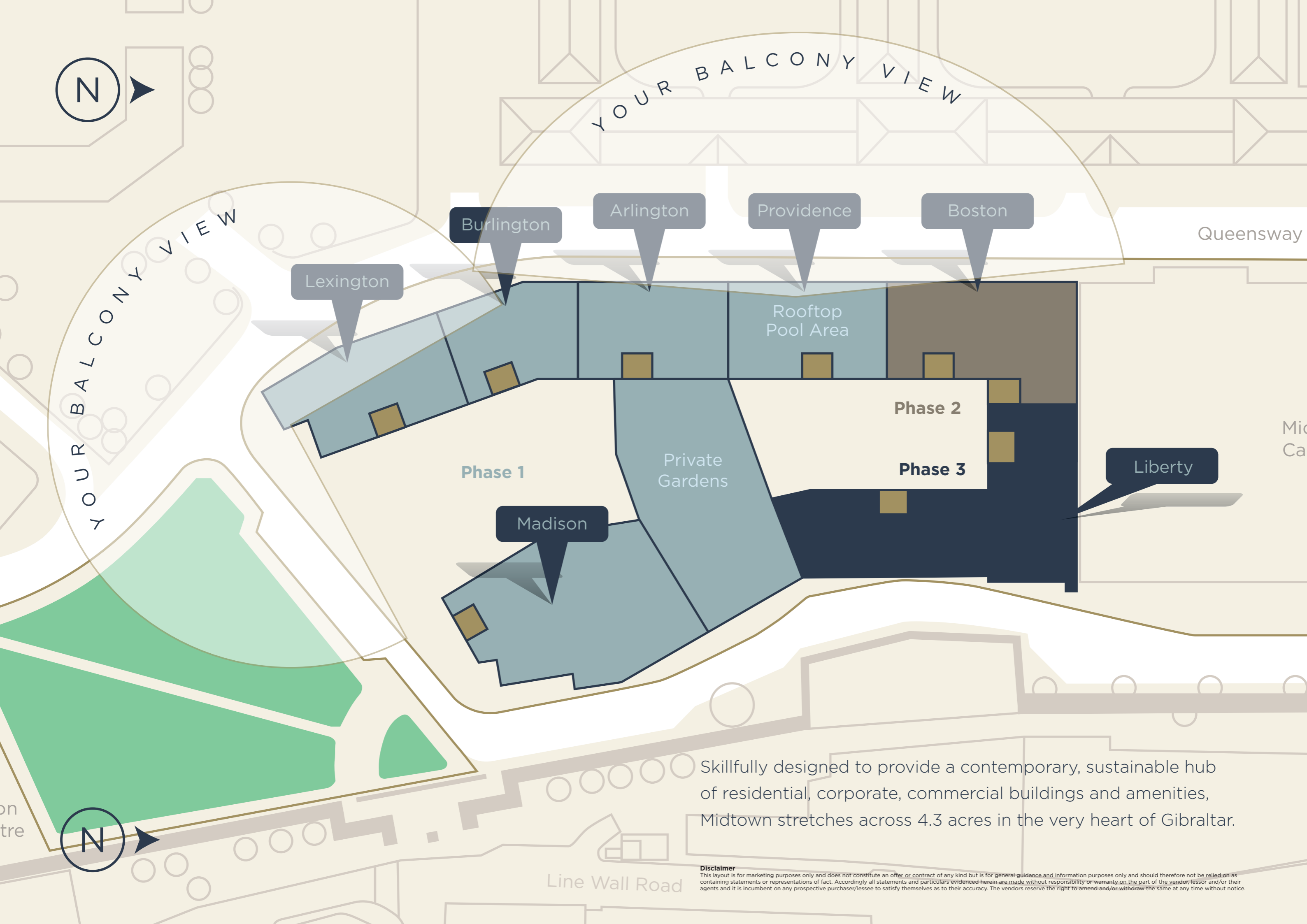
The ground level commercial units will be completed and handed over with the following level of finish;

- Walls - Bare plaster finish to all walls and columns.
- Ceiling - No finished ceilings included. Unit will have bare regulation installed insulation and sprinklers at soffit level.
- Floor - Screed finish with 30mm zone for finishes.
- Stairs - Bare concrete finish with temporary balustrading where required.

The unit will also be provided with the following service connections;

- Data - Containment only from the comms/data room to each unit. The occupier would need to develop fit out to meet their specific requirements.
- Electrical - Electrical Main Distribution Board specified (SEA9BN16M - Acti 9 Isobar - B Type Distribution Boards - 16 Way TP&N Bus-bar Rating 250Amps).
- Small Power - To be fit out by occupier.
- Lighting - To be fit out by occupier.
- Cooling (A/C) - Provision for external condensers within the carpark plantroom (space only) fit out by occupier.
- Ventilation - Not provided as this is subject to the type of use. (with the exception of block A which allows for kitchen extract route as this use was identified early on). Louvres are present around the perimeter of each unit for connections.
- Drainage - Points provided near core.
- Sprinklers - Full coverage as required by regulations for current layout.
- Water supply - Salt and fresh water terminating at the boundary to each unit for further extension by occupier.
- Fire - Gents Xenex 4 Zone conventional fire alarm system dedicated for each individual commercial units area has been provided (this system is linked with the main building network) in order to comply with the LD2 category as per BS 5839-6:2013 and local fire authority.
- Doors - Electrical opening doors are included with a manual override.
- CCTV - Commercial units entrance doors are covered by the CCTV system provided for all Midtown development.





YOUR BALCONY VIEW

YOUR BALCONY VIEW

Lexington

Burlington

Arlington

Providence

Boston

Queensway

Rooftop Pool Area

Phase 1

Private Gardens

Phase 2

Phase 3

Madison

Liberty

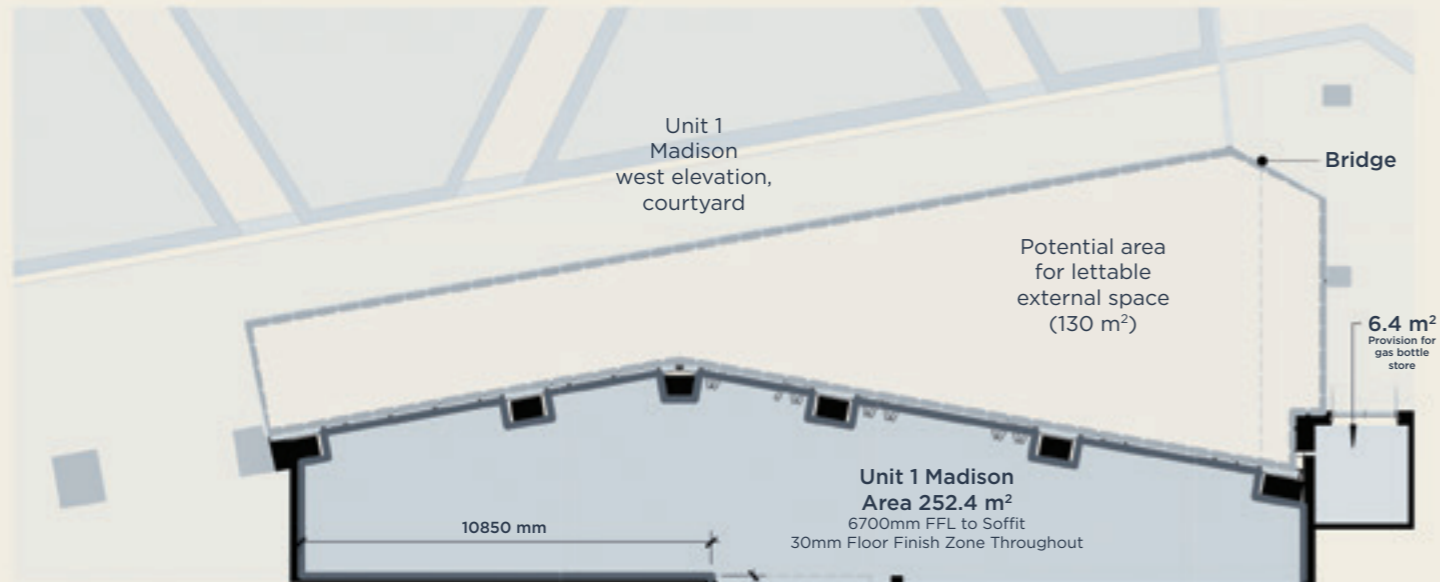
Midtown
Canton

Skillfully designed to provide a contemporary, sustainable hub of residential, corporate, commercial buildings and amenities, Midtown stretches across 4.3 acres in the very heart of Gibraltar.

Disclaimer
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Line Wall Road

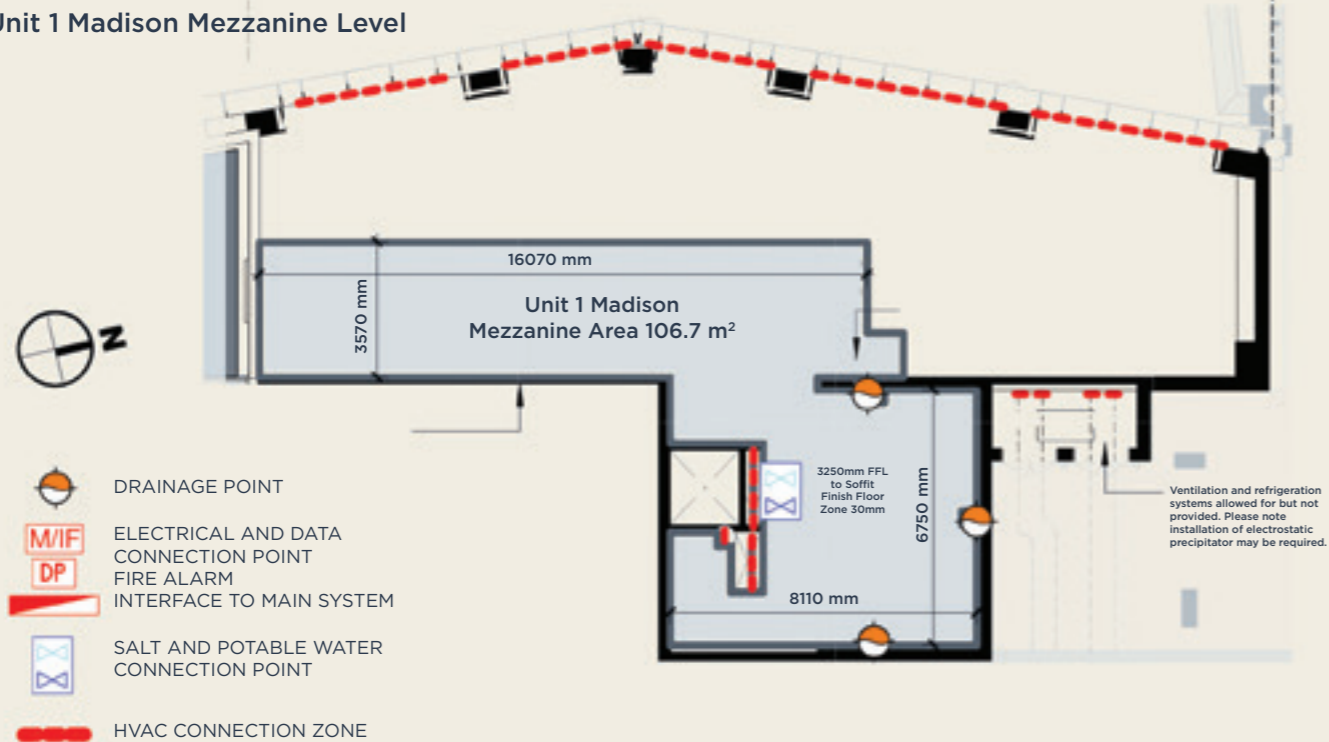
Unit 1 Madison - Plan



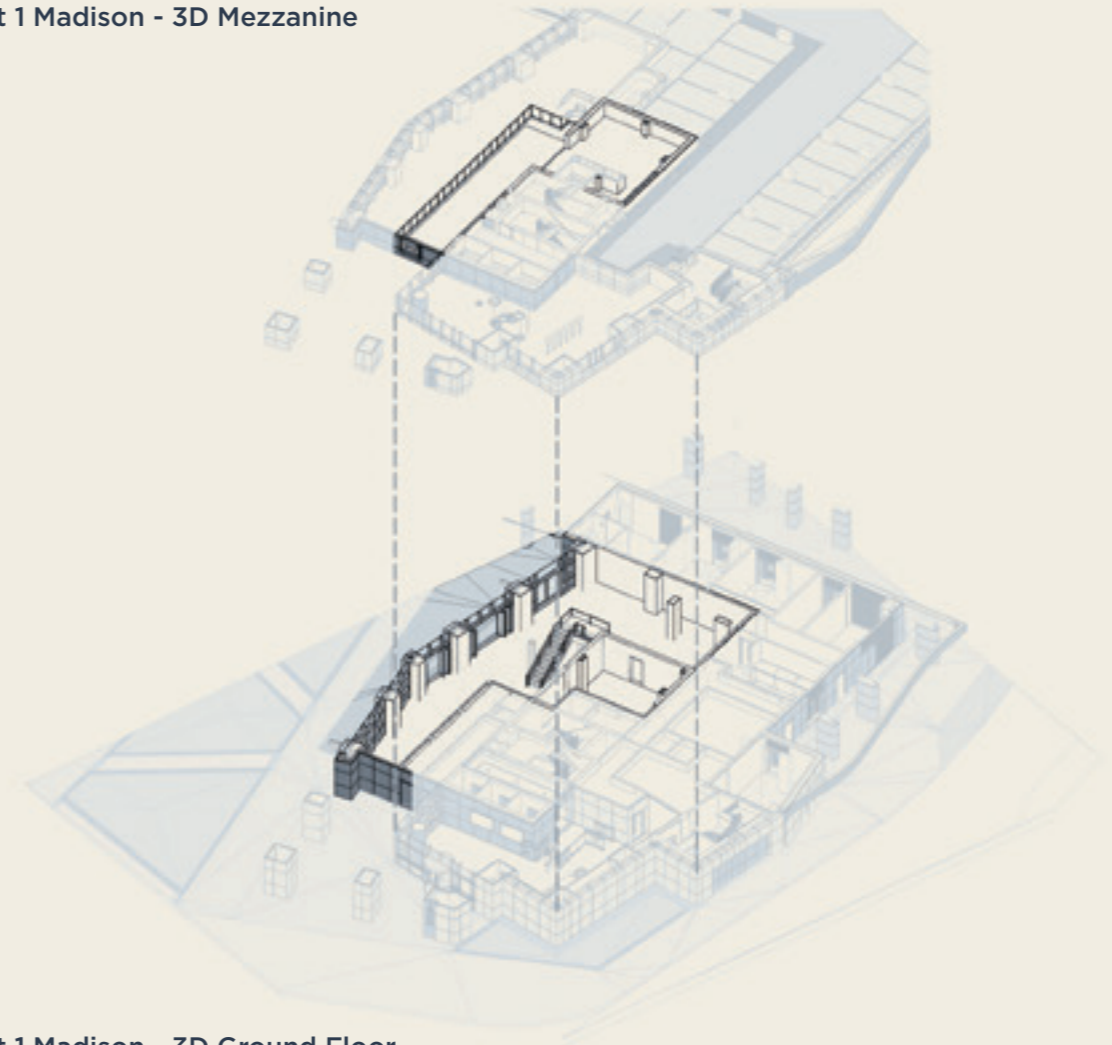
Unit 1 Madison Ground Floor



Unit 1 Madison Mezzanine Level



Unit 1 Madison - 3D Mezzanine



Unit 1 Madison - 3D Ground Floor

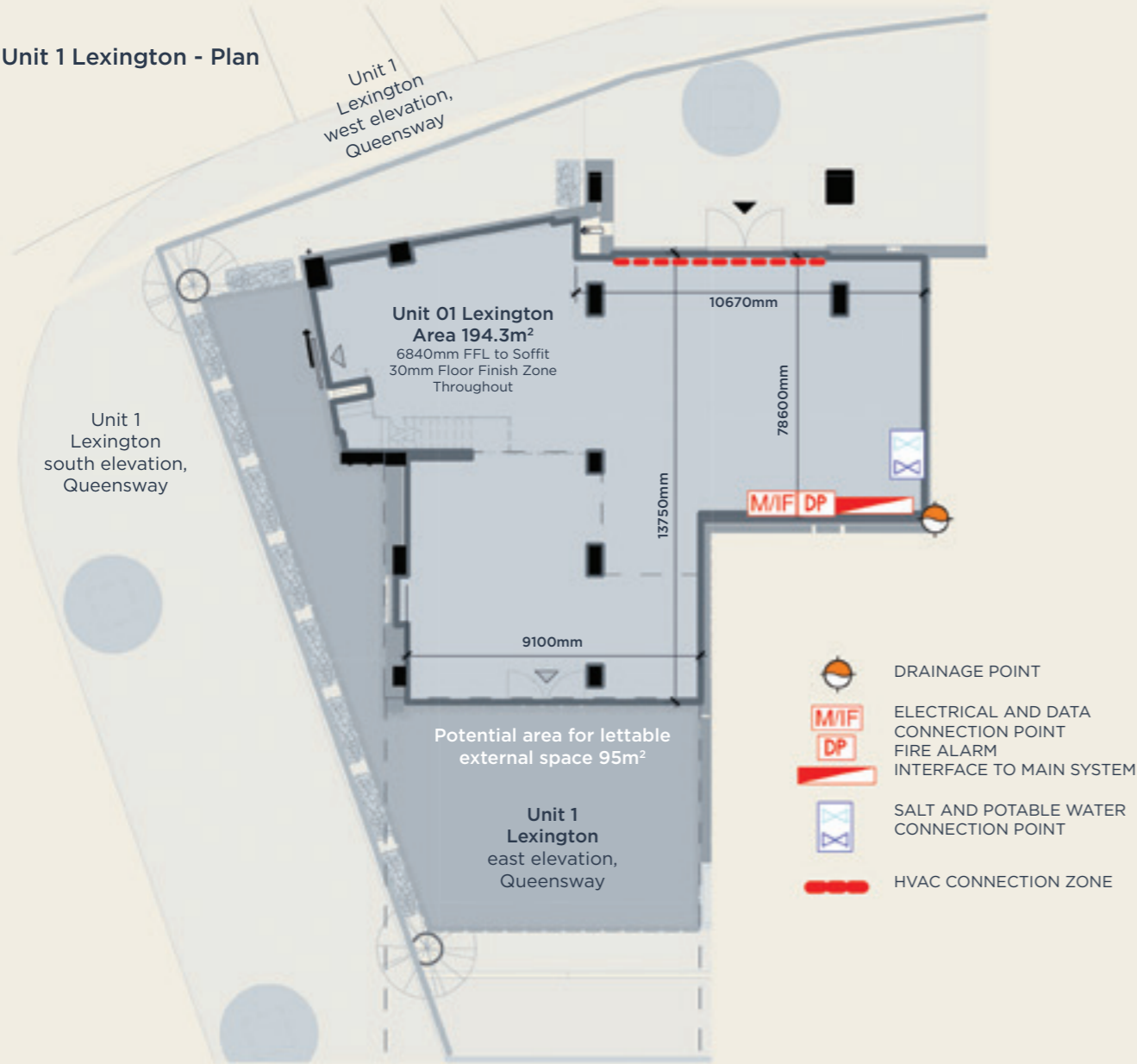


Unit 1 Madison - West Elevation, Courtyard

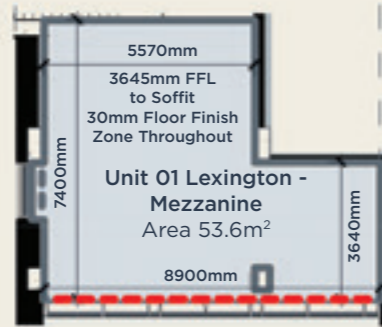
Unit 1 Madison

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Unit 1 Lexington - Plan

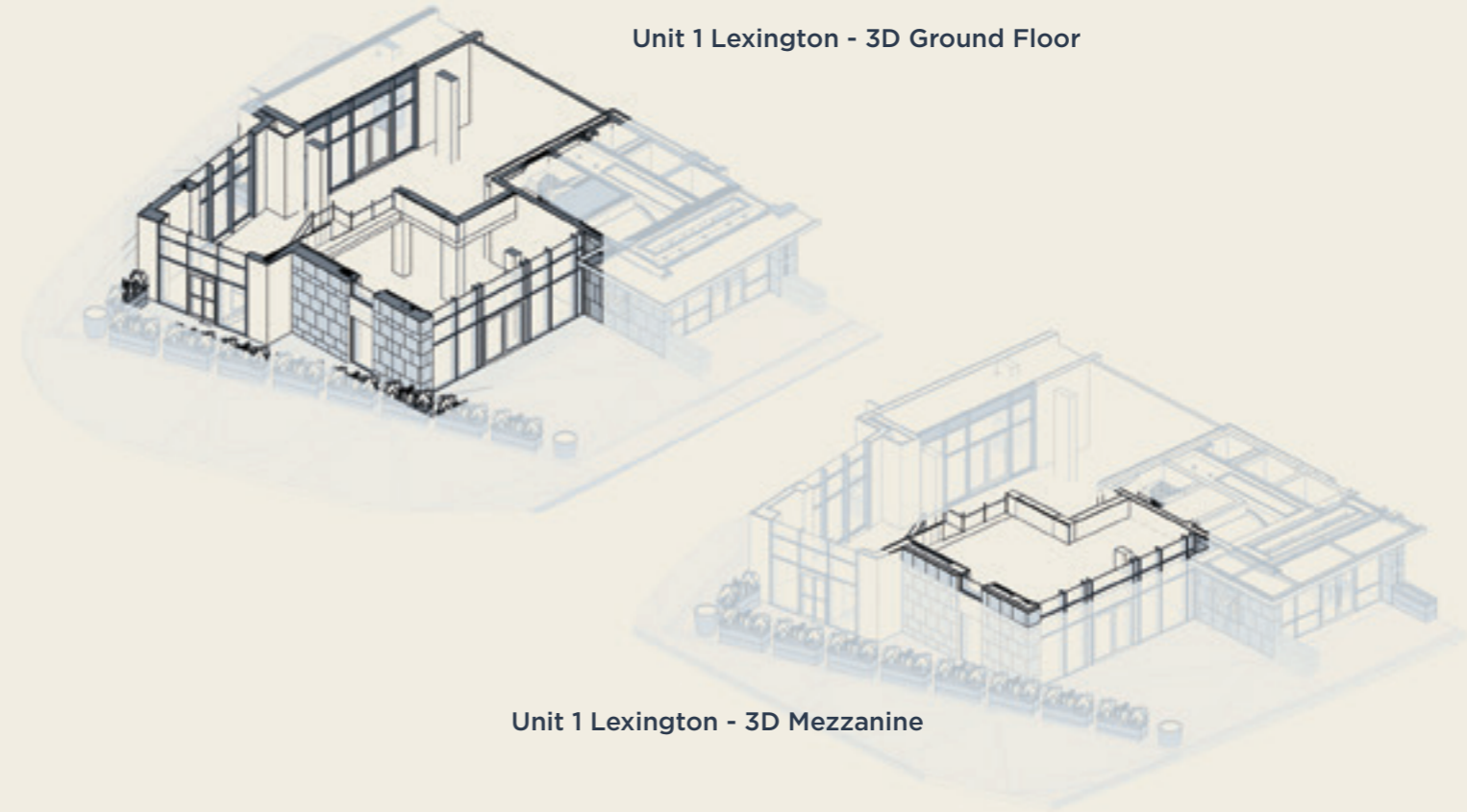


Unit 1 Lexington - Gound Floor Plan



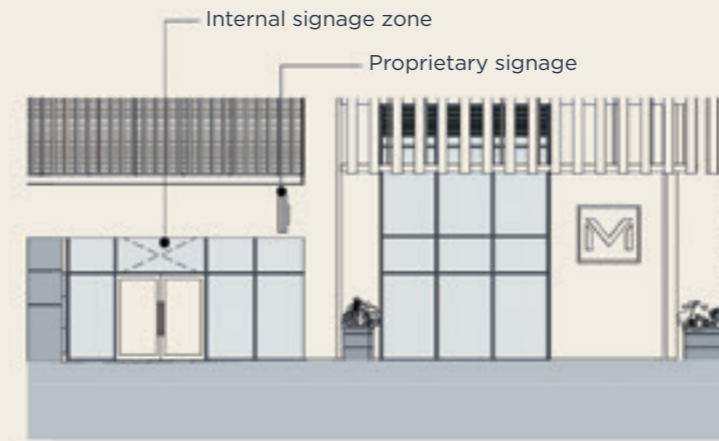
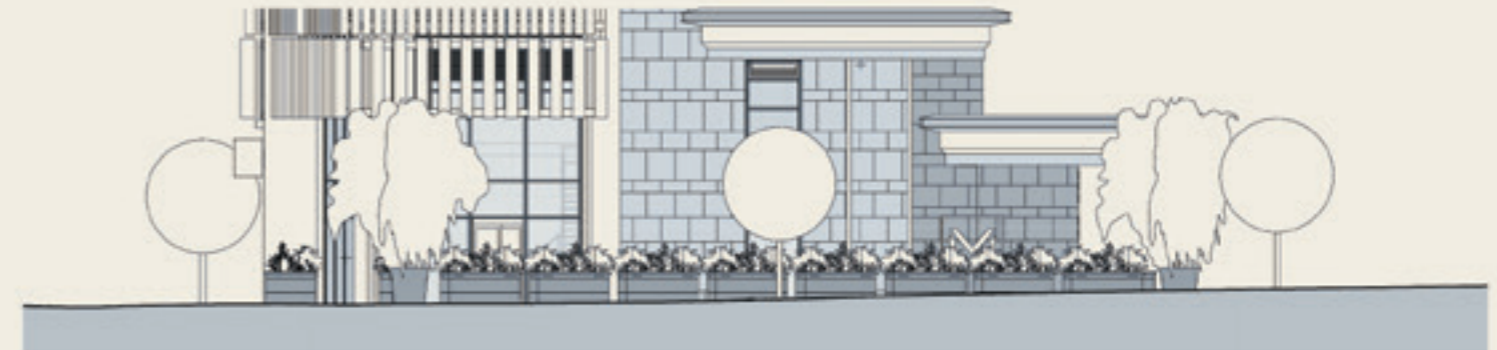
Unit 1 Lexington - Mezzanine Level

Unit 1 Lexington - 3D Ground Floor

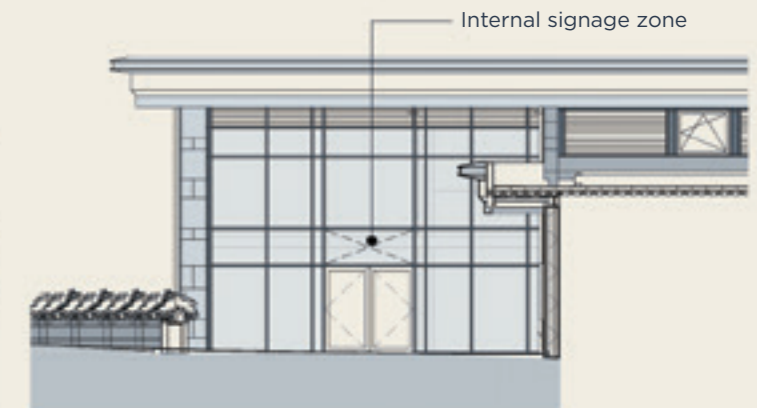


Unit 1 Lexington - 3D Mezzanine

Unit 1 Lexington - South Elevation

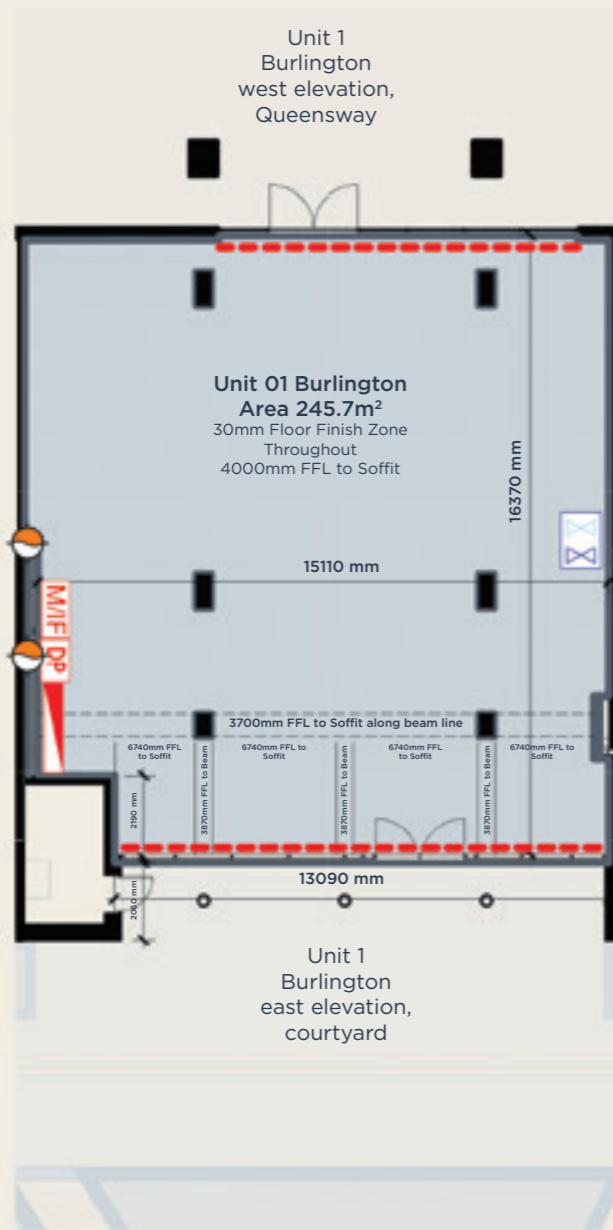







Unit 1 Lexington - West Elevation, Queensway



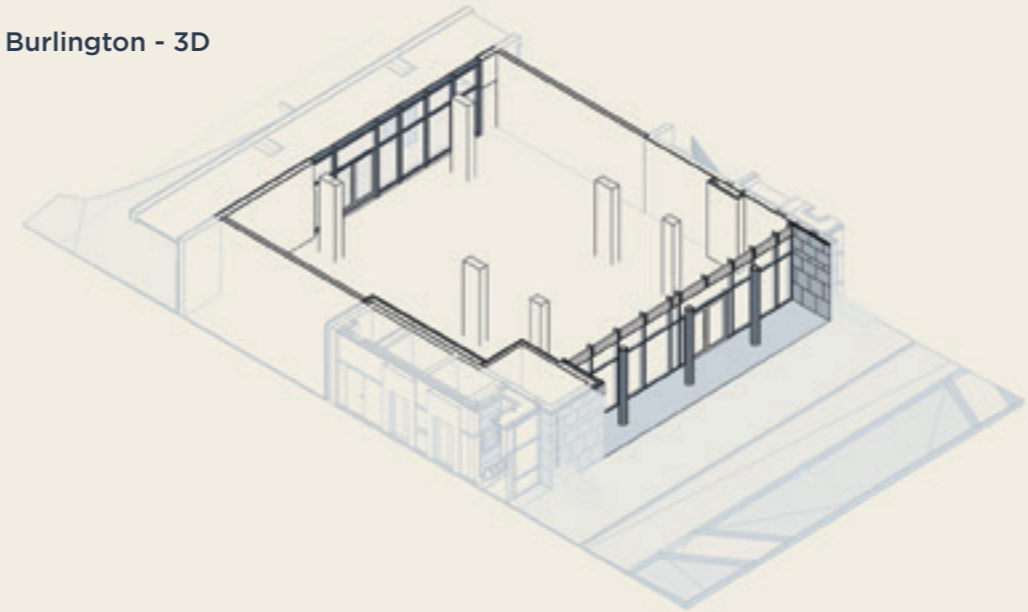
Unit 1 Lexington East Elevation, Courtyard

Unit 1 Burlington - Plan

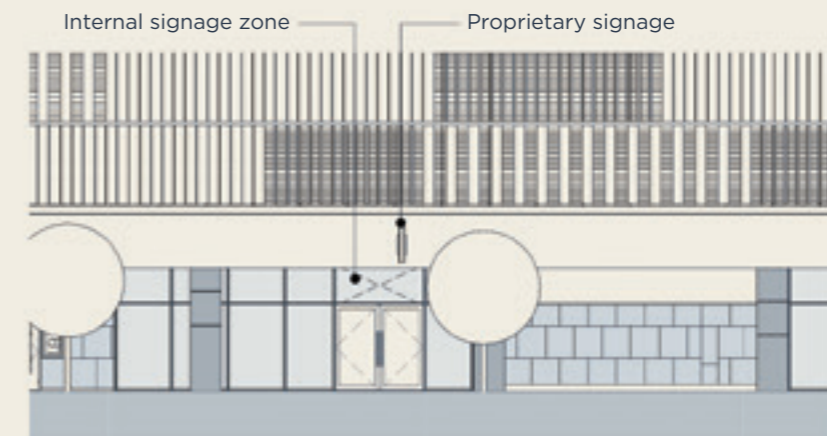


-  DRAINAGE POINT
-  ELECTRICAL AND DATA CONNECTION POINT
-  FIRE ALARM INTERFACE TO MAIN SYSTEM
-  SALT AND POTABLE WATER CONNECTION POINT
-  HVAC CONNECTION ZONE

Unit 1 Burlington - 3D



Unit 1 Burlington - West Elevation, Queensway



Unit 1 Burlington - East Elevation, Courtyard





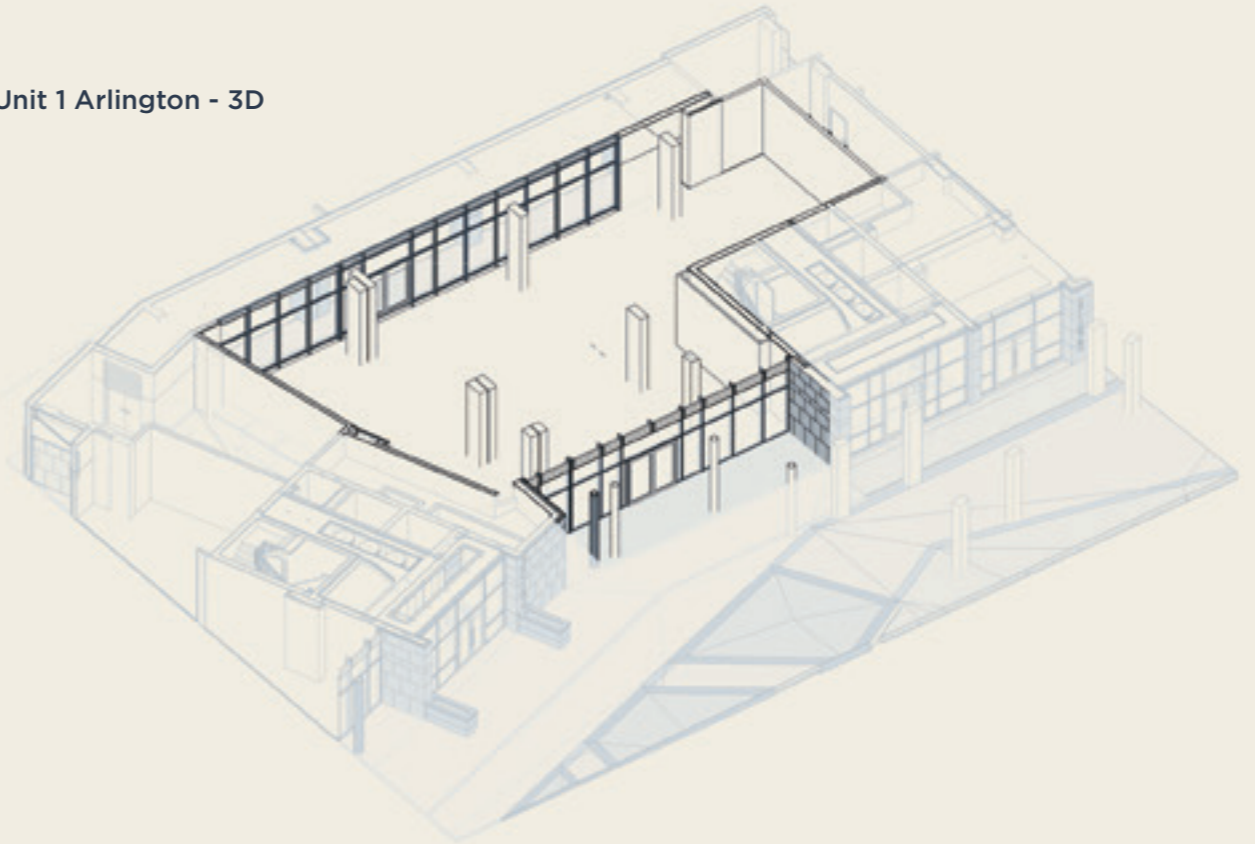
Midtown Commercial Units Outline Plan

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Unit 1 Arlington - Plan



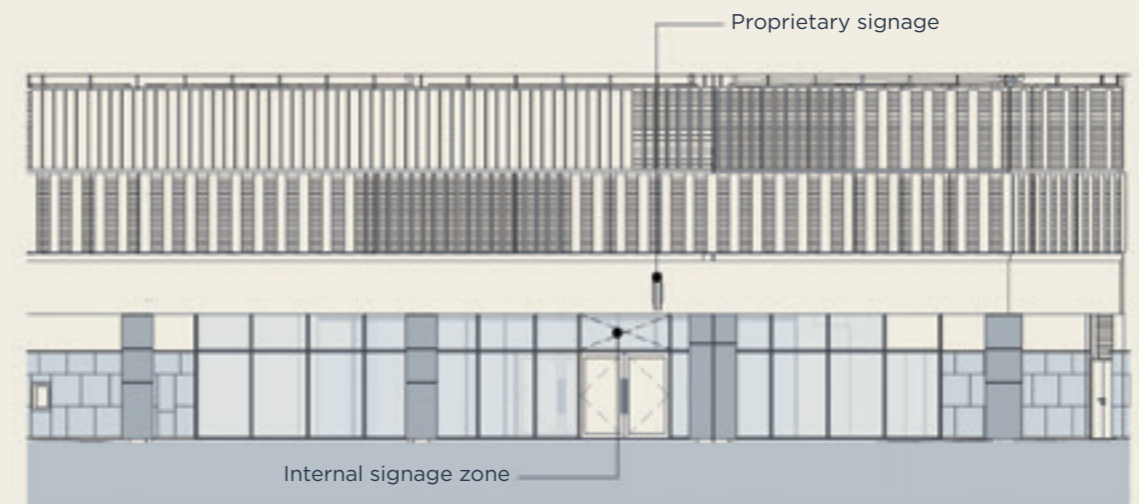
Unit 1 Arlington - 3D



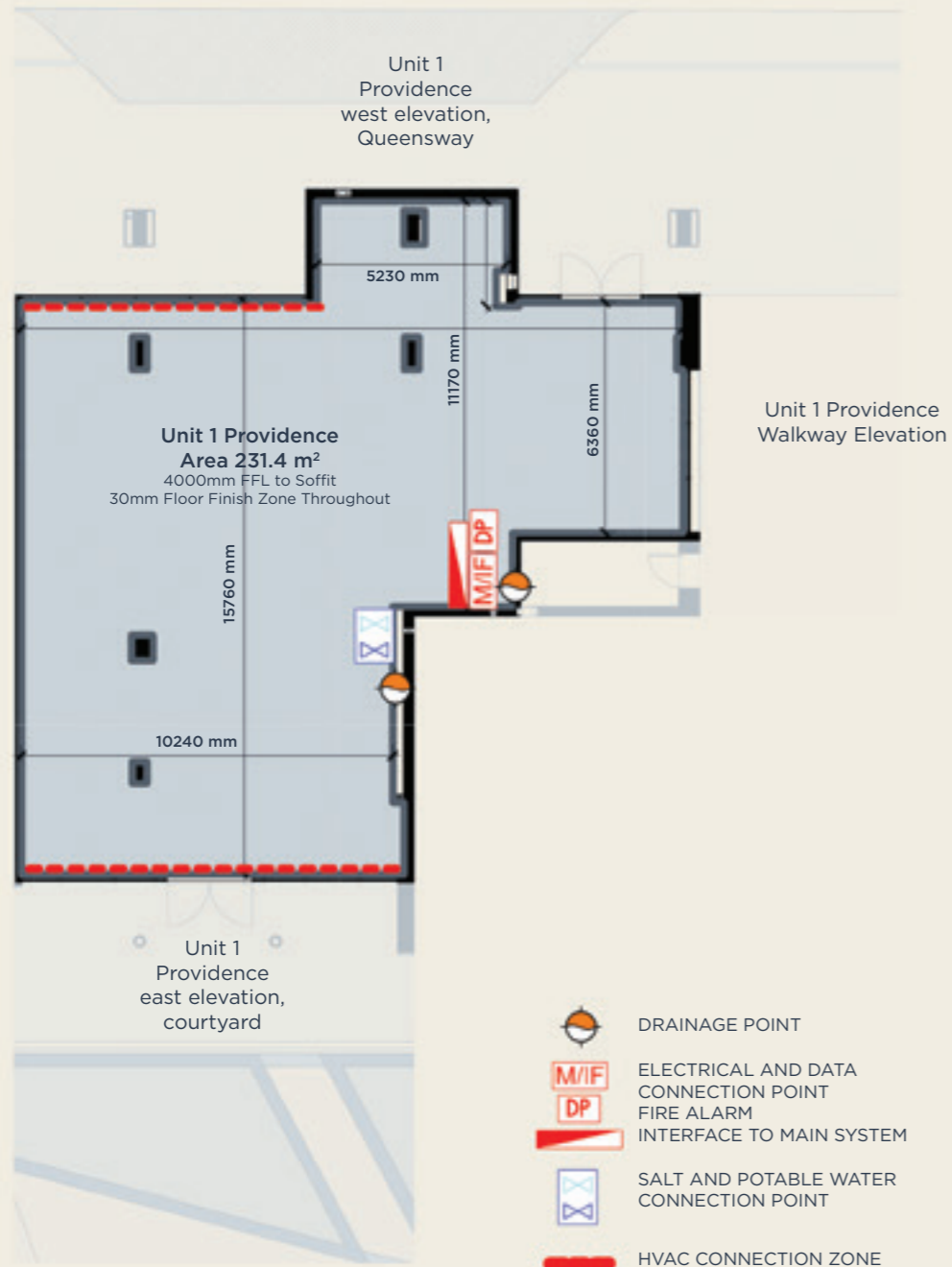
Unit 1 Arlington - East Elevation, Courtyard



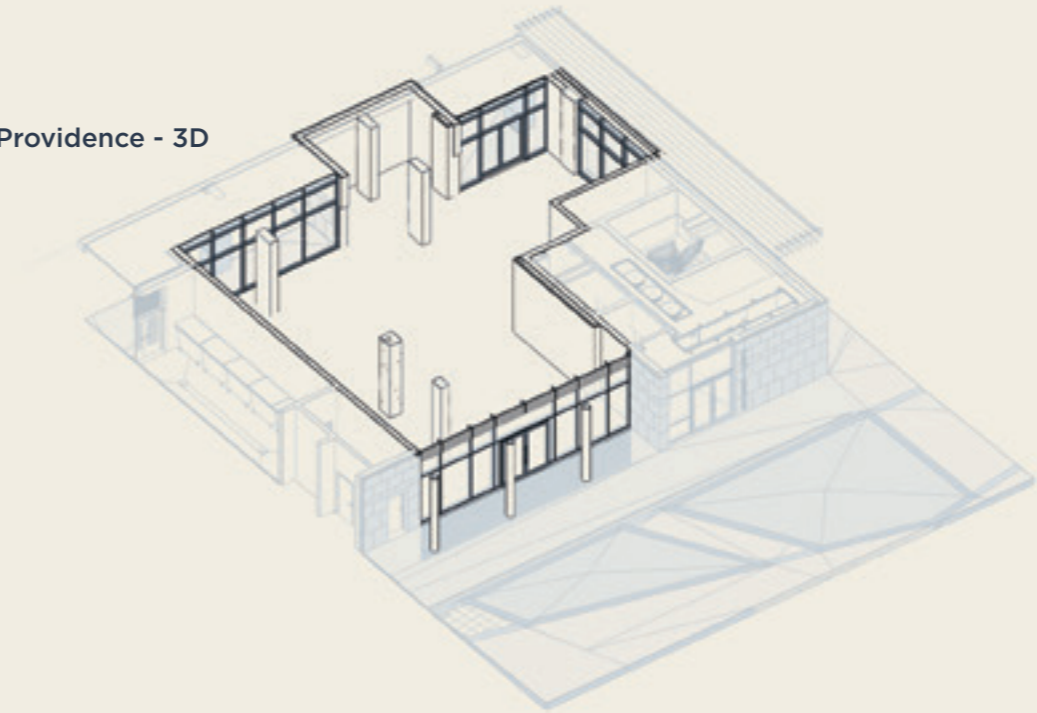
Unit 1 Arlington - West Elevation, Queensway



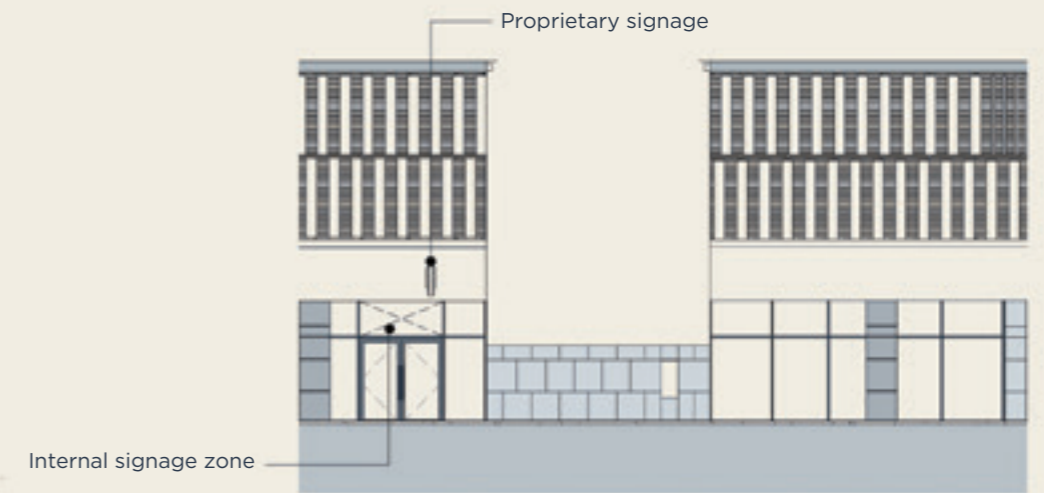
Unit 1 Providence - Plan



Unit 1 Providence - 3D



Unit 1 Providence - West Elevation, Queensway

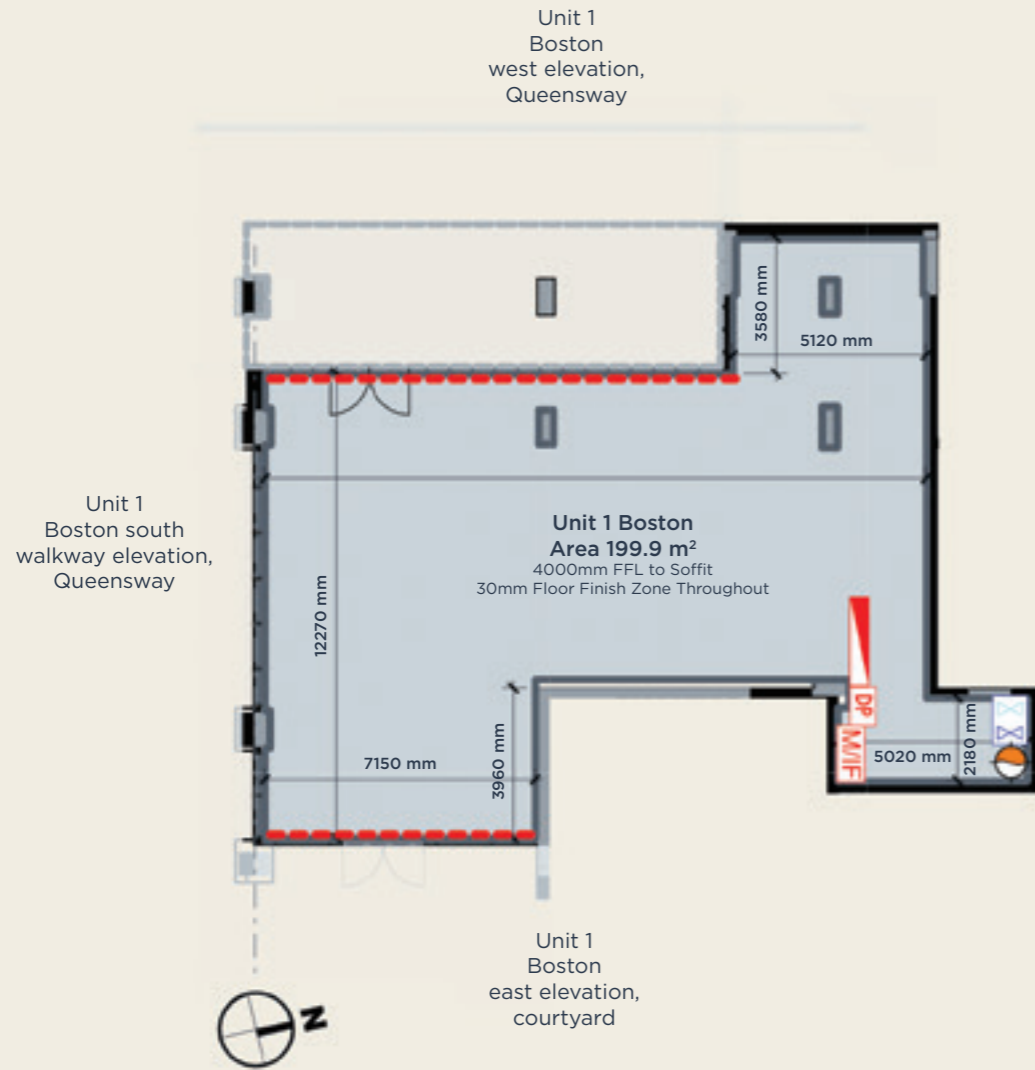


Unit 1 Providence - East Elevation, Courtyard

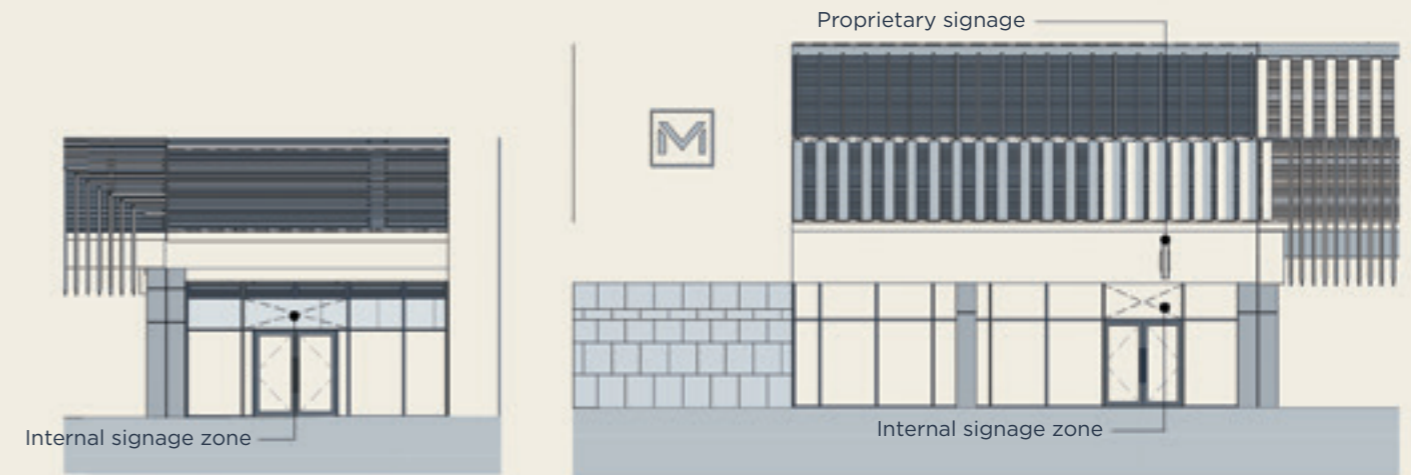
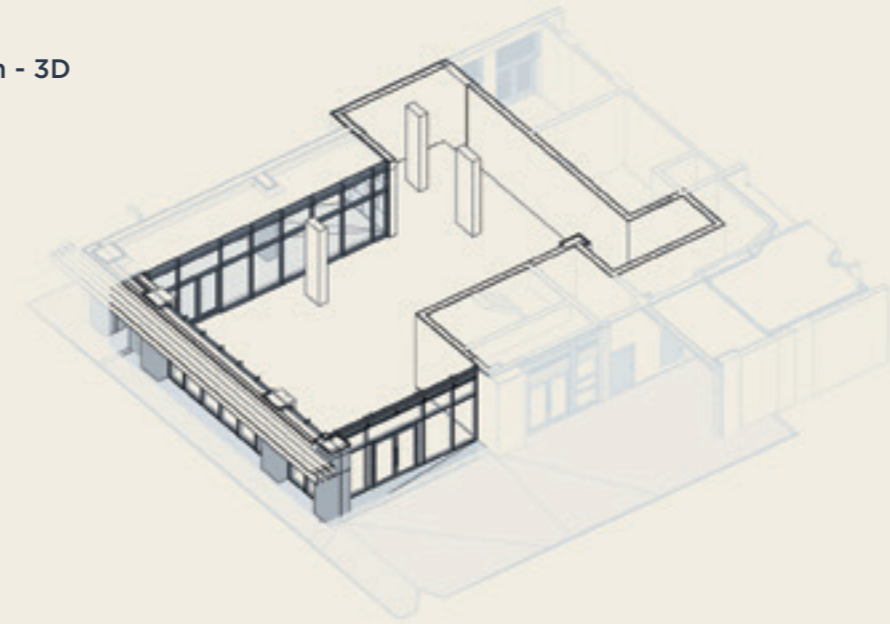


Unit 1 Providence

Unit 1 Boston - Plan



Unit 1 Boston - 3D



Unit 1 Boston
East Elevation, Courtyard

Unit 1 Boston
West Elevation, Queensway

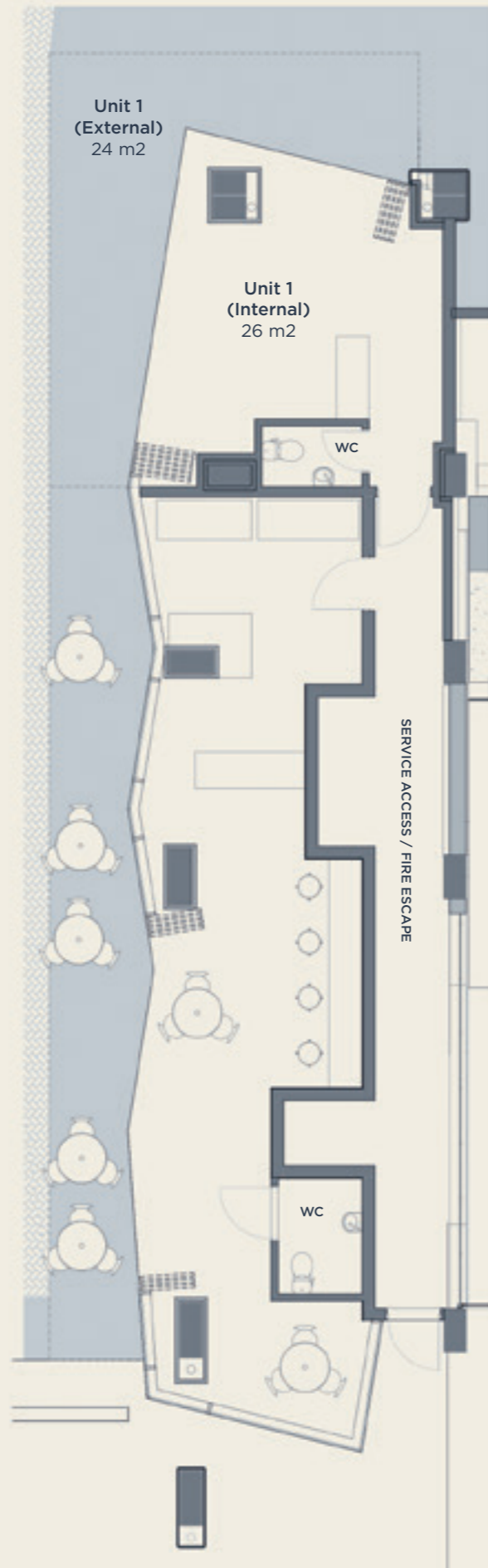


Unit 1 Boston
Walkway Elevation

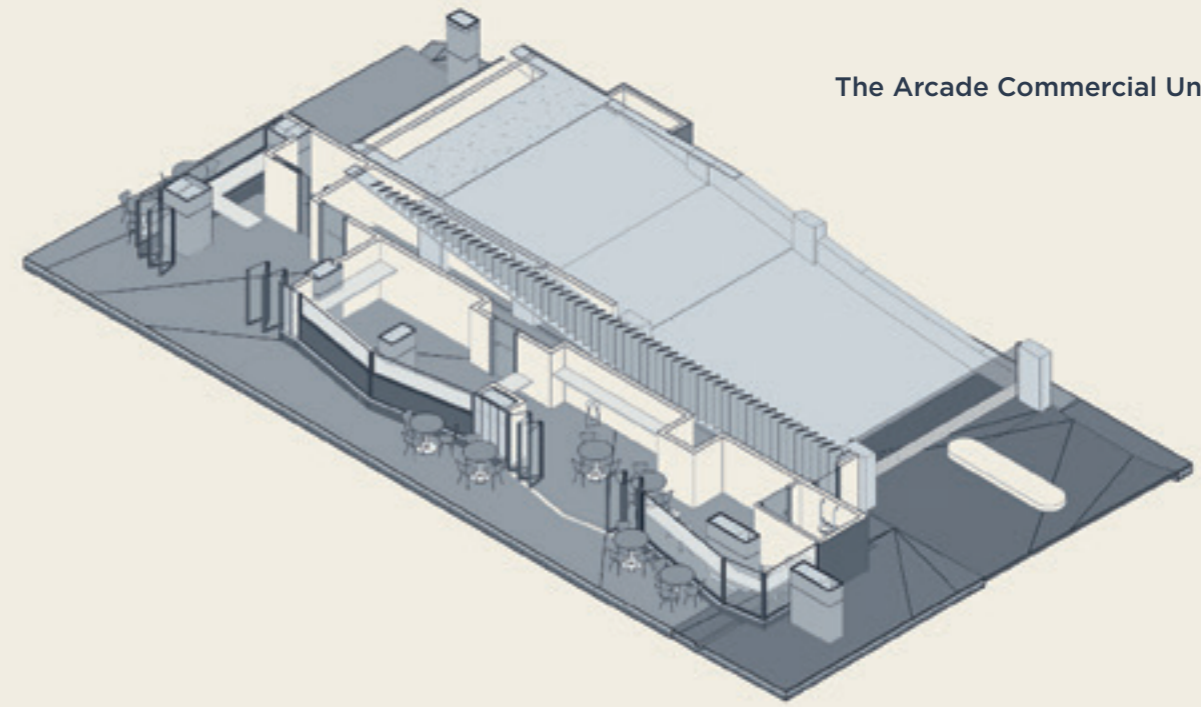
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Unit 1 Boston

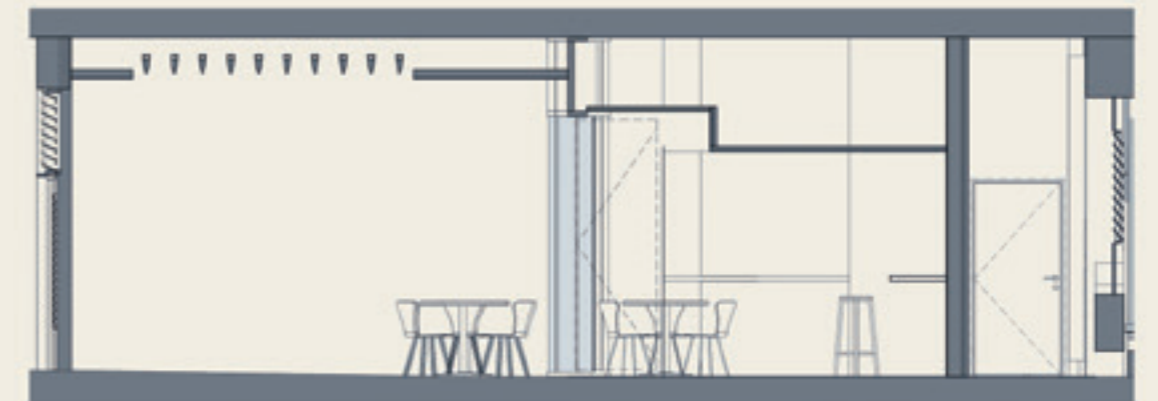
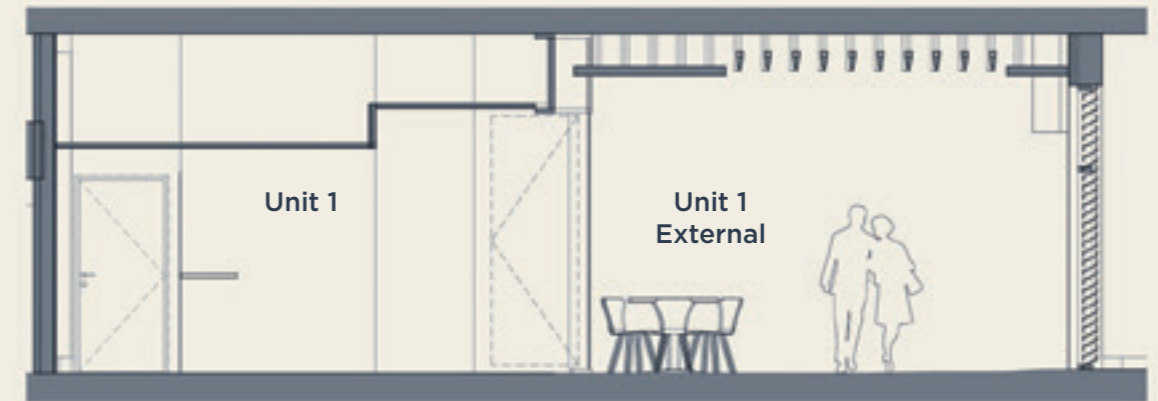
The Arcade
Commercial
Units Floorplans



The Arcade Commercial Units 3D



The Arcade commercial units elevation



The Arcade



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