

INDUSTRIAL BUILDING FOR SALE

The property consists of three buildings with a total surface of approximately 4,400 square meters. It is located near the historic center of Cesano Maderno near Milan, connected with the SS dei Giovi, that starts in Como, goes through Meda, Paderno Dugnano and finally joins the northern part of Milan. The main building consists of a small building raised on 4 floors above ground and 2 basements, (with lift) hosting a telephone exchange. The second building consists of a one-floor building used as offices. The last building is an industrial warehouse made of concrete used as garage. The external area is fully fenced, partially paved and has parking spaces. The surrounding is characterized by a residential/industrial area, not far from the city center but separated by the railway, with scarcity of retail business and services.

Surface distribution

| | |
|---------------------|-------|
| Site area Sqm | 6.723 |
| Covered surface Sqm | 1.882 |
| Built area Sqm | 4.097 |

| | |
|--------------|------|
| Offices | 401 |
| Plant | 2497 |
| Plant rooms | 67 |
| Flat roof | 845 |
| Common space | 287 |

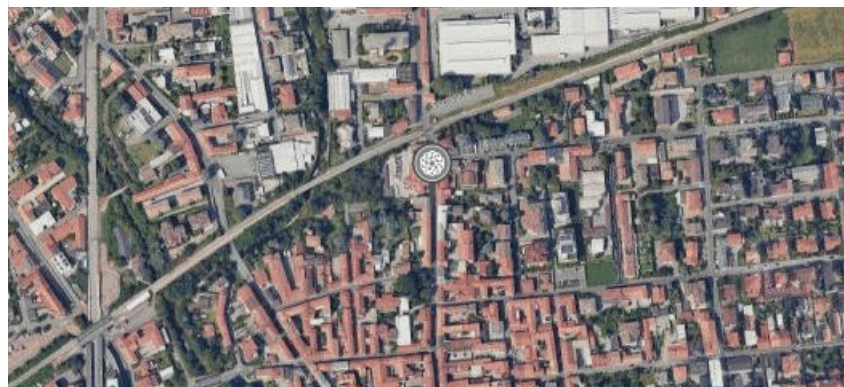
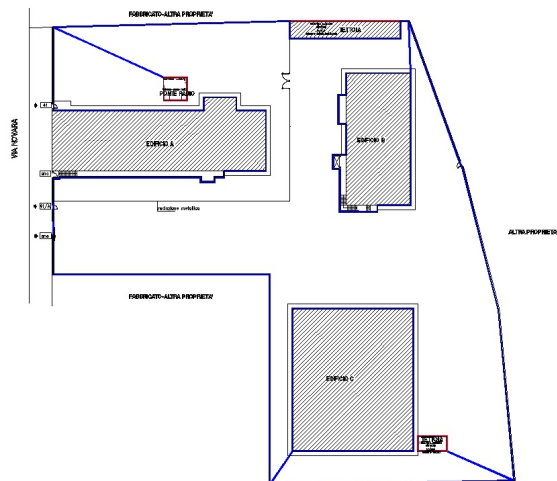


Proposta immobiliare Celtic

Lease agreement

| | |
|---------------------------|--|
| Tenant activity | Monotenant - Telecom |
| Annual Rent | € 193.120 |
| Occupancy | 100% |
| Lease length | 19+6 |
| Lease start | 01/06/2015 |
| Break option | Since expiry date, at any time with 12 months notice |
| Extraordinary maintenance | Conductor |
| Guarantees | First demand bank guarantee for one month |
| Liability insurance | Owner |

Planimetry



DISCLAIMER
Le informazioni contenute nel presente documento hanno finalità esclusivamente illustrative per quanto riguarda le caratteristiche generali del progetto. Il presente documento e le informazioni in esso contenute non rappresentano un'offerta o un contratto, né vanno interpretati come tali. In caso di discrepanze tra le informazioni contenute nel presente documento e le condizioni di vendita o di locazione, prevaleggiano le seconde.



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Celtic real estate proposal