

INDUSTRIAL BUILDING FOR SALE

The property consists of a two-floor building, hosting a telephone exchange, located in a central area of the town of Gavoi, a village in the province of Nuoro, about 35 km far from it. Despite being a village of 3,000 inhabitants, Gavoi is a major center for the villages of Barbagia Ollolai, due to the establishment of several company offices, such as ASL, Enel and Banks among others. The surrounding is characterized by a residential area, well-connected with the main communication axes, as well as with the public transport network.

Surface distribution

Site area Sqm	680
Covered surface Sqm	320
Built area Sqm	968

Warehouse	112
Plant	440
Plant rooms	19
Flat roof	35
Common space	362

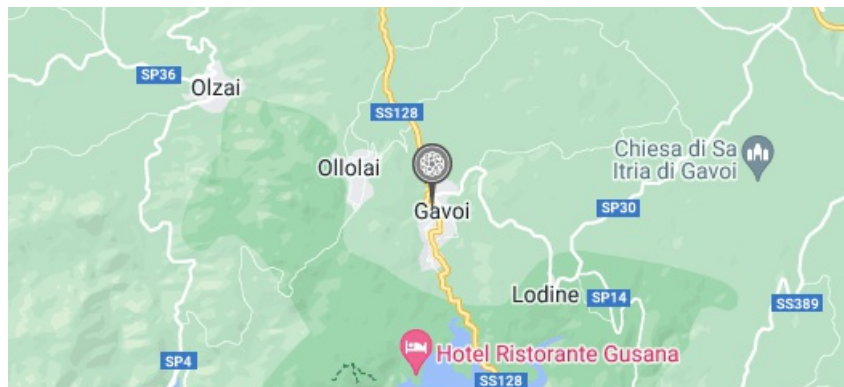
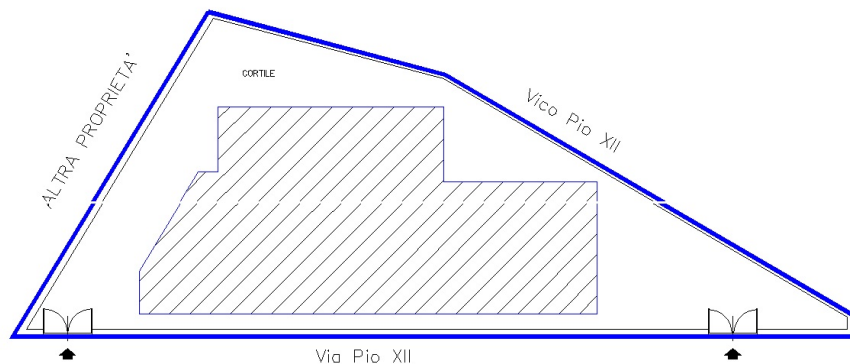


Proposta immobiliare Celtic

Lease agreement

Tenant activity	Monotenant - Telecom
Annual Rent	€ 15.948
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
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Celtic real estate proposal