

# INDUSTRIAL BUILDING FOR SALE

The property is located in the outskirts of Genoa, a primarily agricultural and forested area. The surrounding, virtually non-built, is characterized by rural houses and few industrial buildings. The property, fully fenced, is accessible from Via Forte di Begato, street hardly accessible and located several km far from the highway. The external area is partially paved. The property consists of two buildings raised on one floor above ground and a basement, hosting a telephone exchange. Externally, the building seems in a good state of maintenance, although some renovation should be undertaken in the inside.

## Surface distribution

Site area Sqm	1.840
Covered surface Sqm	360
Built area Sqm	1.045

Plant	792
Common space	253

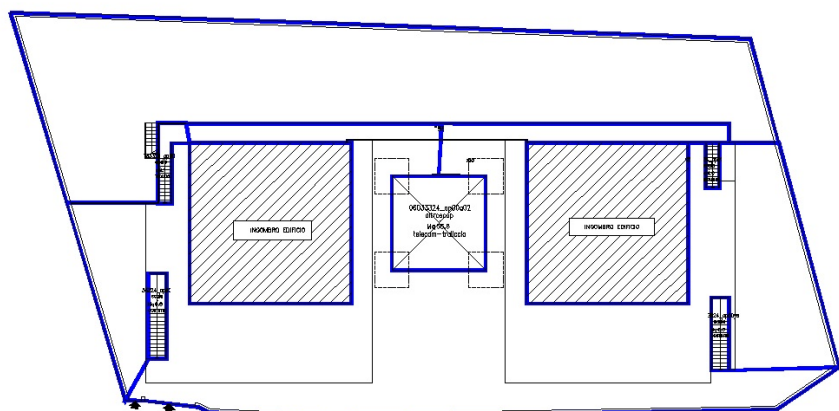


Proposta immobiliare Celtic

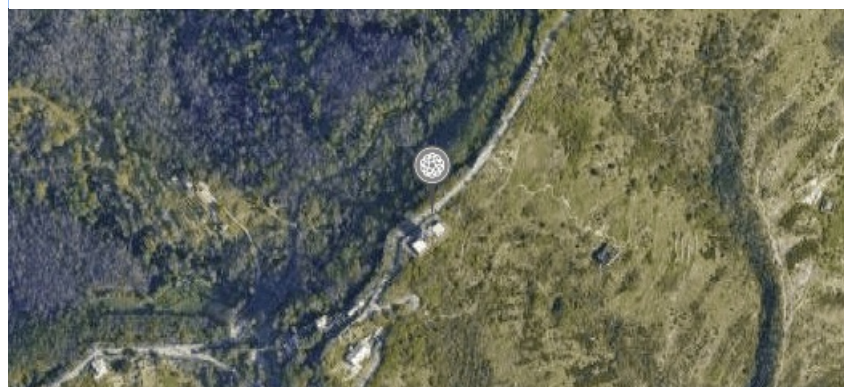
## Lease agreement

Tenant activity	Mnnotenant - Telecom
Annual Rent	€ 43.644
Occupancy	100%
Lease length	9+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



Via al Forte di Begato



**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, prevalegono le seconde.



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# Celtic real estate proposal