

# INDUSTRIAL BUILDING FOR SALE

The property is located in the outskirts of Genoa, in a residential area. The surrounding is characterized by buildings raised on ten-twelve floors in an average state of maintenance. The property, fully fenced, is accessible from Via Maritano, near the highway. The external area is fully paved. The property consists of a two-floor building, 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	863
Covered surface Sqm	392
Built area Sqm	1.190

Plant	432
Plant rooms	41
Flat roof	272
Common space	445

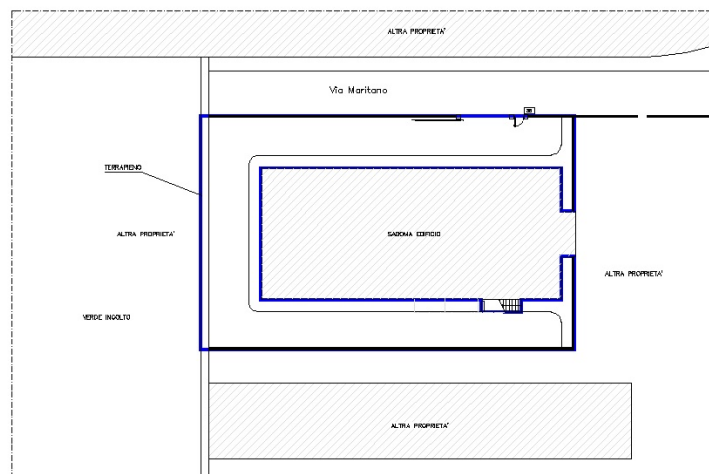


Proposta immobiliare Celtic

## Lease agreement

Tenant activity	Monotenant - Telecom
Annual Rent	€ 57.451
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



**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 discrepanza 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