

INDUSTRIAL BUILDING FOR SALE

The property consists of a two-floor building plus a basement hosting a telephone exchange, located at the corner of the industrial area of Bonu Trau, in the town of Macomer, close to the city center. The surrounding is characterized by an industrial area. The property is close to one of the major axes of the region (the SS 131).

Surface distribution

Site area Sqm	7.198
Covered surface Sqm	2.137
Built area Sqm	4.129

Warehouse	104
Offices	278
Plant	2170
Plant rooms	315
Flat roof	722
Common space	540

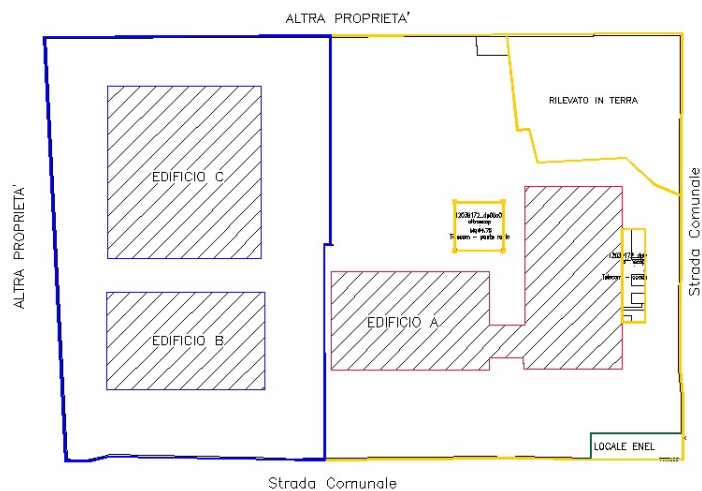


Proposta immobiliare Celtic

Lease agreement

Tenant activity	Monotenant - Telecom
Annual Rent	€ 107.893
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