## INDUSTRIAL BUILDING FOR SALE

The property is located near the town of Narni, in Narni Scalo. It is accessible only from Via dei Garofani, 19. It consists of two buildings raised on one floor above ground, hosting a telephone exchange. The external area is partially paved and fully fenced.

Surface distribution	
Site area Sqm	3.280
Covered surface Sqm	1.037
Built area Sqm	1.037
Warehouse	44
Plant	290
Plant rooms	37
Flat roof	665
Common space	1





Lease agreement		Foce		SS3ter	SS3bis
Tenant activity	Monotenant - Telecom	SP9			ico Mendes
Annual Rent	€25.844	Santa Maria		Fabbrucciano	
Occupancy	100%	Fornaci		SP	
Lease length	12+6			Maratta	Gio
Lease start	01/06/2015	Fornole	San Pellegrino		
Break option	Since expiry date, at any time with 12 months notice			SS3ter	Ponte San Lorenzo
Extraordinary maintenance	Conductor		SS675	i Scalo	Lorenzo
Guarantees	First demand bank guarantee for one month		Nalli	Scalo	Tama Dalambara
Liability insurance	Owner			Narni SP64	Torre Palombara Dimora Storica



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