

INDUSTRIAL BUILDING FOR SALE

The property consists of: an external area half covered with a metallic roof, a two-floor building hosting a telephone exchange, an educational and workshop center. Its internal courtyard is accessible from Via Fazello, for pedestrians and vehicles and currently used as parking lot. The building structure is made of concrete with a flat accessible roof.

Surface distribution

Site area Sqm	871
Covered surface Sqm	273
Built area Sqm	814

Plant	431
Flat roof	32
Common space	351

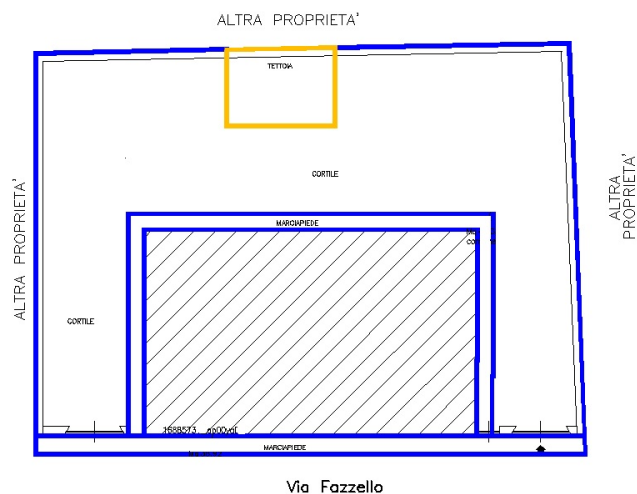


Proposta immobiliare Celtic

Lease agreement

Tenant activity	Monotenant - Telecom
Annual Rent	€ 17.916
Occupancy	100%
Lease length	12+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, prevengono le seconde.



Celtic AM srl
Via Brisa, 7
20123 Milan - Italy
info@celticitaly.it

T: +39 02 89095617
www.celtic-am.com

Celtic real estate proposal