

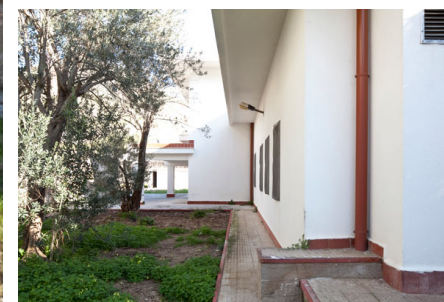
INDUSTRIAL BUILDING FOR SALE

The property consists of a two-floor building with a basement (3 levels) and an accessible roof. Internally, a staircase in the middle allows the connection among the floors. Externally, the property shows an poor state of maintenance.

Surface distribution

Site area Sqm	1.655
Covered surface Sqm	474
Built area Sqm	1.212

Plant	677
Plant rooms	26
Common space	509

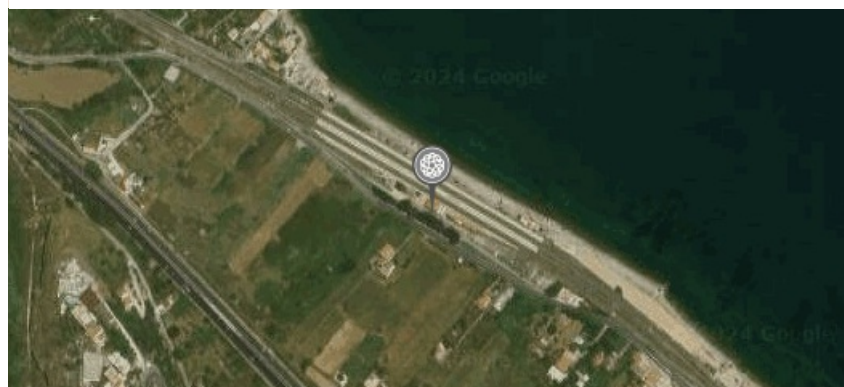
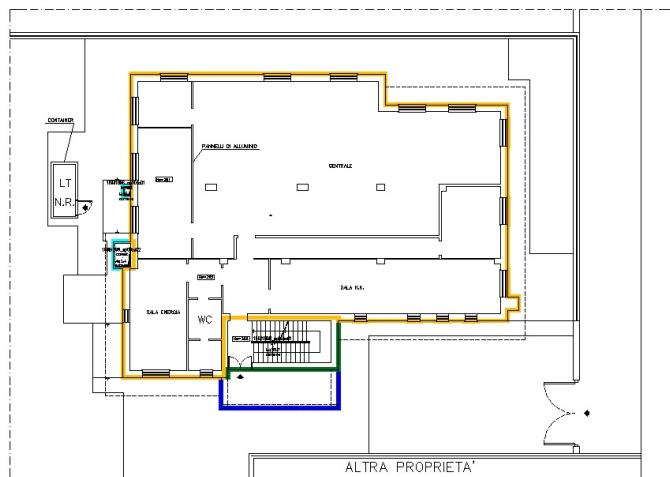


Proposta immobiliare Celtic

Lease agreement

Tenant activity	Monotenant - Telecom
Annual Rent	€ 59.823
Occupancy	100%
Lease length	18+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