

INDUSTRIAL BUILDING FOR SALE

The building, built around the '80s, has an “L” shape and is located in the middle of the fully paved external area. The property is accessible from Via Villagrazia and consists of a two-floor building, with an accessible flat roof and a basement. A staircase connects the floors internally. The garage (max 10 vehicles) and the warehouse are at the basement, the offices and the technical rooms at the ground floor and the technological equipment at the first floor. The courtyard is also used as parking lot (max 12 vehicles). The building structure is made of concrete. Externally, the property shows an average state of maintenance.

Surface distribution

Site area Sqm	1.870
Covered surface Sqm	780
Built area Sqm	3.227

Warehouse	392
Offices	392
Plant	1138
Plant rooms	77
Flat roof	198
Common space	1030

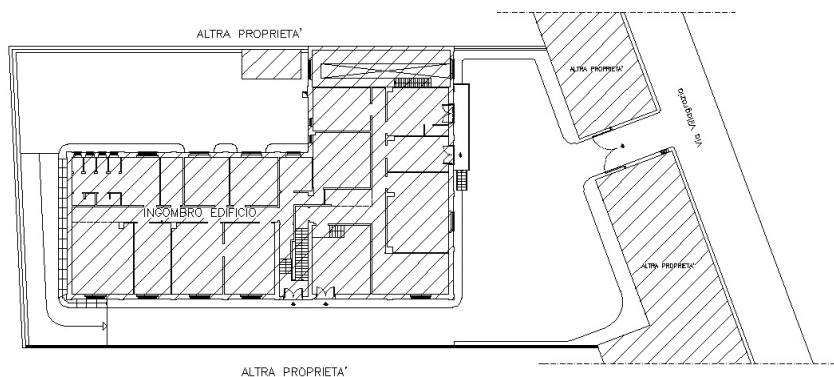


Proposta immobiliare Celtic

Lease agreement

Tenant activity	Monotenant - Telecom
Annual Rent	€ 90.282
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
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Celtic real estate proposal