

# INDUSTRIAL BUILDING FOR SALE

The property, built in the mid 90s, is in the middle of a fully paved and fenced area. It is accessible from the Viccolo MT32, both for pedestrians and vehicles. The building is raised on two floors above ground, with an accessible flat roof. On the ground floor, there are the technical rooms and on the first floor, a large open space with some boxes on the sides. Externally, the property shows a good state of maintenance.

## Surface distribution

Site area Sqm	1.340
Covered surface Sqm	392
Built area Sqm	1.227

Plant	652
Plant rooms	64
Common space	511

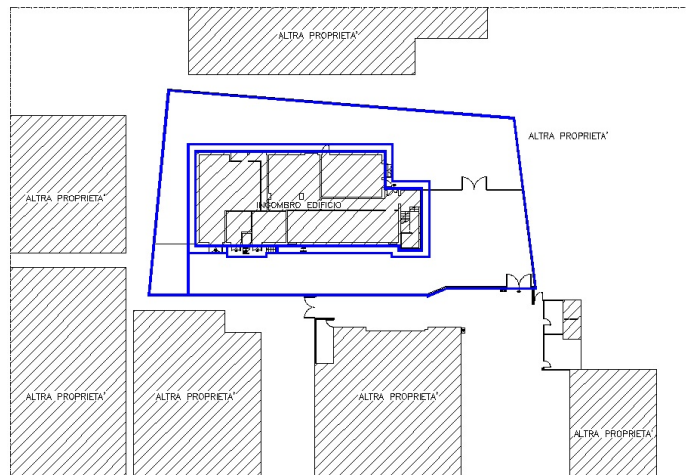


Proposta immobiliare Celtic

## Lease agreement

Tenant activity	Monotenant - Telecom
Annual Rent	€ 47.682
Occupancy	100%
Lease length	9+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