

# INDUSTRIAL BUILDING FOR SALE

The property consists of a courtyard, a two-floor building plus a basement, hosting a telephone exchange and a workshop. A telecom antenna is located on its roof. The courtyard, also used as parking lot, is accessible from Via Cattaneo, both for vehicles and pedestrians. The building structure is made of concrete.

## Surface distribution

Site area Sqm	665
Covered surface Sqm	353
Built area Sqm	1.414

Warehouse	122
Plant	665
Plant rooms	48
Flat roof	56
Common space	523



Proposta immobiliare Celtic

## Lease agreement

Tenant activity	Monotenant - Telecom
Annual Rent	€ 40.935
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 discrepanza tra le informazioni contenute nel presente documento e le condizioni di vendita o di locazione, prevaleggiano 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