

# INDUSTRIAL BUILDING FOR SALE

The property, currently leased to Telecom, consists of: a three-floor building hosting a telephone exchange, offices, storage space and a telecom antenna. It is in an average state of maintenance.

## Surface distribution

Site area Sqm	2.300
Covered surface Sqm	511
Built area Sqm	1.067

Warehouse	25
Plant	782
Plant rooms	115
Common space	145

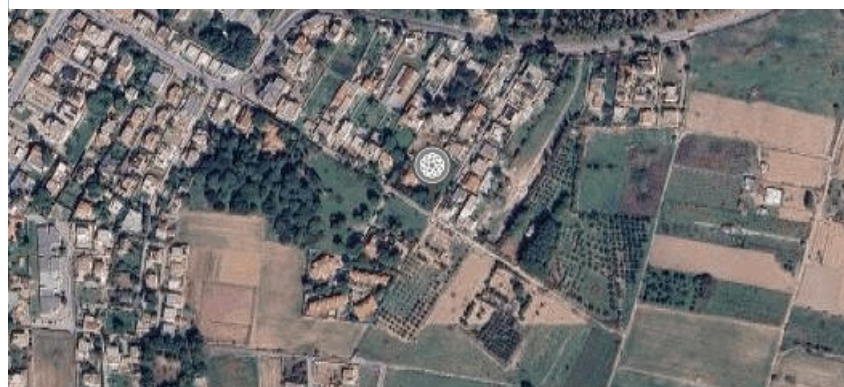
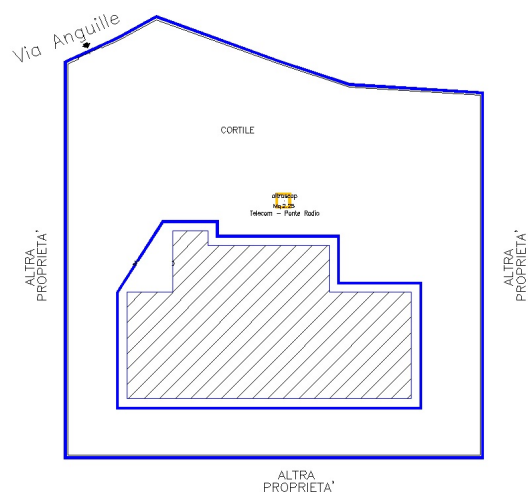


Proposta immobiliare Celtic

## Lease agreement

Tenant activity	Monotenant - Telecom
Annual Rent	€ 42.606
Occupancy	100%
Lease length	18+6
Lease start	01/06/2015
Break option	Both parties have the option to retract from the lease agreement just 12 months before the first expiration date, during the second period the lease could be terminated annually
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