

INDUSTRIAL BUILDING FOR SALE

The asset is part of the building belonging to a condominium built around the 80s, with 11 floors above ground and 2 basements. More precisely it is a large room which occupies the entire first floor basement of the building, having a single independent access ramp suitable for vehicles. Internally, the functional distribution of space is uneven, obtained through the use of lightweight modular panels, with which the environment has been divided so as to host: The equipment of the telephone exchange, the offices, the lunchroom, toilets and storage areas. The lighting is natural light only from the side on which are located the offices. Internally, the finishes of the materials and equipment, have been sufficiently preserved.

Surface distribution

Site area Sqm	1.262
Covered surface Sqm	1.262
Built area Sqm	1.262

Plant	1114
Plant rooms	52
Flat roof	30
Common space	66

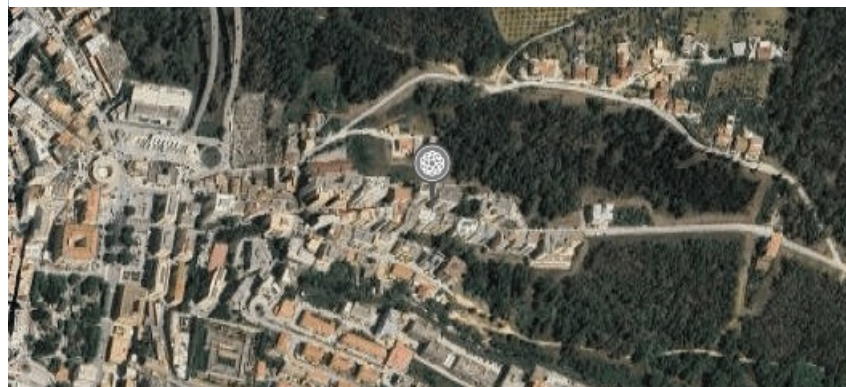
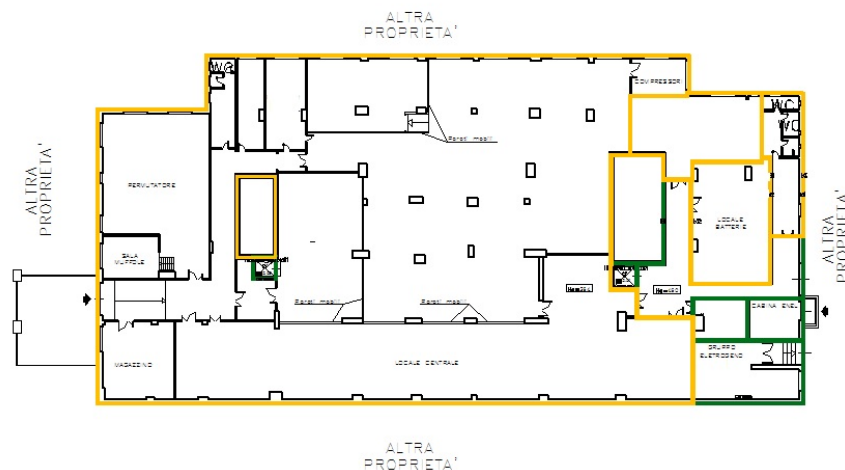


Proposta immobiliare Celtic

Lease agreement

Tenant activity	Mnnotenant - Telecom
Annual Rent	€ 41.193
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 discrepanze tra le informazioni contenute nel presente documento e le condizioni di vendita o di locazione, prevalegono le seconde.



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Celtic real estate proposal