

# INDUSTRIAL BUILDING FOR SALE

The building, built around the '80s, is a building of irregular shape, isolated on all four sides and bordered by Via Cosmi, Via XX Settembre and Via della Concordia. The property is raised on three levels, which means a basement, a ground floor and an accessible flat roof where an telecom antenna has been installed. Inside the building, the vertical connection between floors is only possible staircase in "V" shape, located near the exit towards Via dei Cosmi n.2. At the rear of Via della Concordia, the property is built on two floors above ground with an access gate to the warehouse that is not connected with the building inside. In both floors, the internal space is distributed in the same way: a central space from the entrance gives access to several small rooms located around it. The basement is dedicated to warehouse and technical ma

## Surface distribution

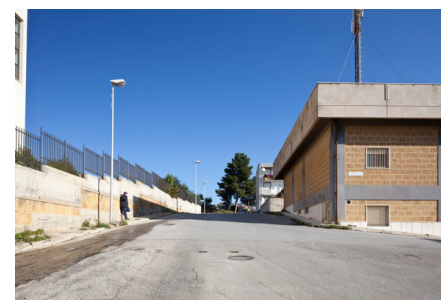
Site area Sqm	413
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Covered surface Sqm	336
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Built area Sqm	1.088
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Plant	598
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Common space	490
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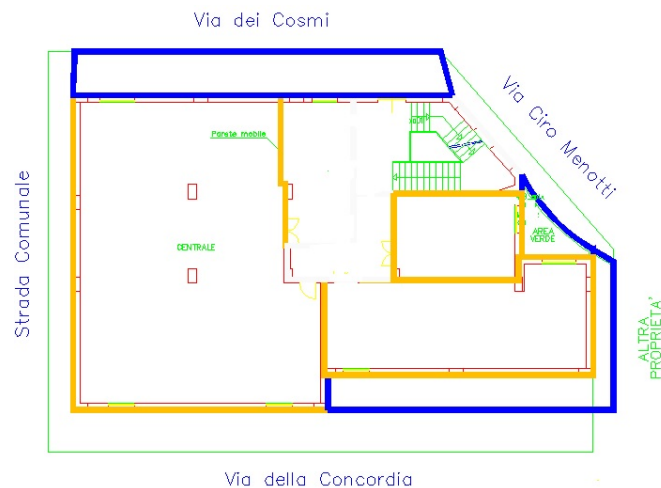


Proposta immobiliare Celtic

## Lease agreement

Tenant activity	Monotenant - Telecom
Annual Rent	€ 22.184
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, prevaleggiano le seconde.



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**Celtic real estate proposal**