

# INDUSTRIAL BUILDING FOR SALE

The property consists of a two-floor building plus a basement hosting a telephone exchange, located in the outskirts of the town of Ales, a village in the province of Oristano, about 55 km far from it. Despite being a village of about 1,700 inhabitants, Ales is a relevant player in the region: around 5,000 people go there every day to work for ASL, ESAF and ENEL, among others. The surrounding is characterized by a residential area, well-connected with the major communication axes, and the public transport network.

## Surface distribution

Site area Sqm	830
Covered surface Sqm	315
Built area Sqm	625

Plant	586
Plant rooms	16
Common space	23

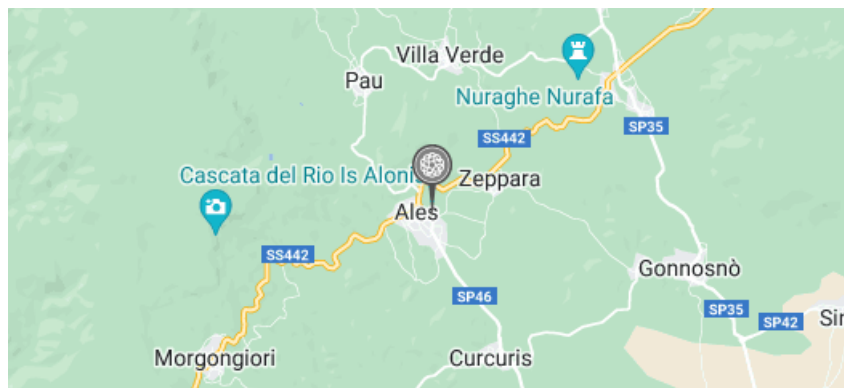


Proposta immobiliare Celtic

## Lease agreement

Tenant activity	Monotenant - Telecom
Annual Rent	€ 15.659
Occupancy	100%
Lease length	19 + 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