

# INDUSTRIAL BUILDING FOR SALE

The property consists of three buildings with a total surface of approximately 4,400 square meters. It is located near the historic center of Cesano Maderno near Milan, connected with the SS dei Giovi, that starts in Como, goes through Meda, Paderno Dugnano and finally joins the northern part of Milan. The main building consists of a small building raised on 4 floors above ground and 2 basements, (with lift) hosting a telephone exchange. The second building consists of a one-floor building used as offices. The last building is an industrial warehouse made of concrete used as garage. The external area is fully fenced, partially paved and has parking spaces. The surrounding is characterized by a residential/industrial area, not far from the city center but separated by the railway, with scarcity of retail business and services.

## Surface distribution

Site area Sqm	6.723
Covered surface Sqm	1.882
Built area Sqm	4.097

Offices	401
Plant	2497
Plant rooms	67
Flat roof	845
Common space	287

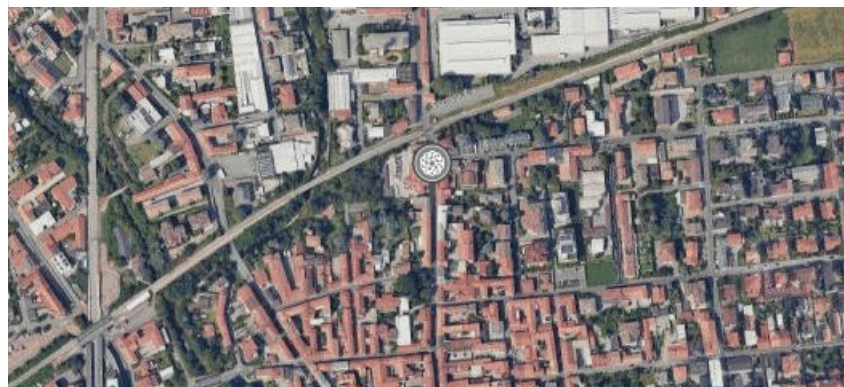
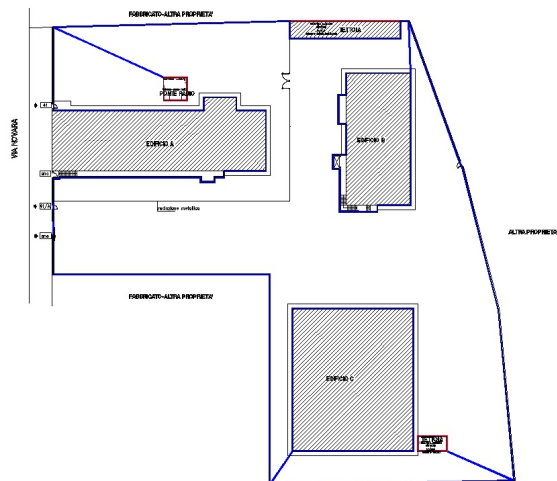


Proposta immobiliare Celtic

## Lease agreement

Tenant activity	Monotenant - Telecom
Annual Rent	€ 193.120
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 discrepanza 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