

INDUSTRIAL BUILDING FOR SALE

The property, located in the center of Aosta, is made of two buildings, one with two floors above ground, located at the corner of Via Della Pace, and the other with three floors above ground and a basement connected by a ramp placed in the courtyard. At the center of the main façade, the entrance gives access to a hall and a small rear courtyard: this space is available for possible parking space for ten cars. The external windows are in aluminum with plastic shutters.

Surface distribution

Site area Sqm	1.585
Covered surface Sqm	691
Built area Sqm	2.042

Warehouse	438
Offices	296
Plant	664
Plant rooms	288
Flat roof	88
Common space	268

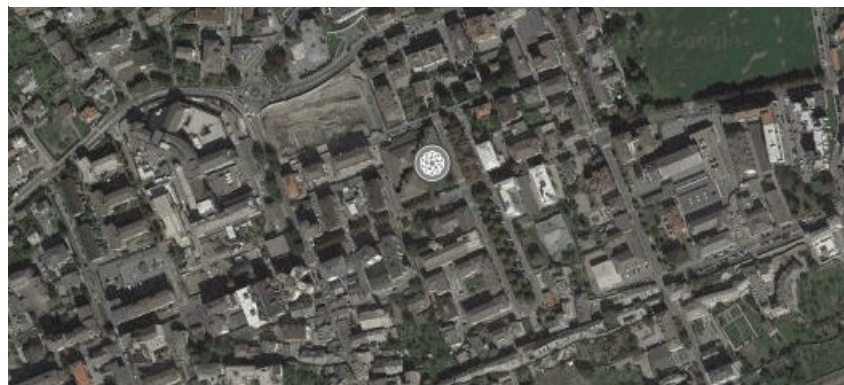
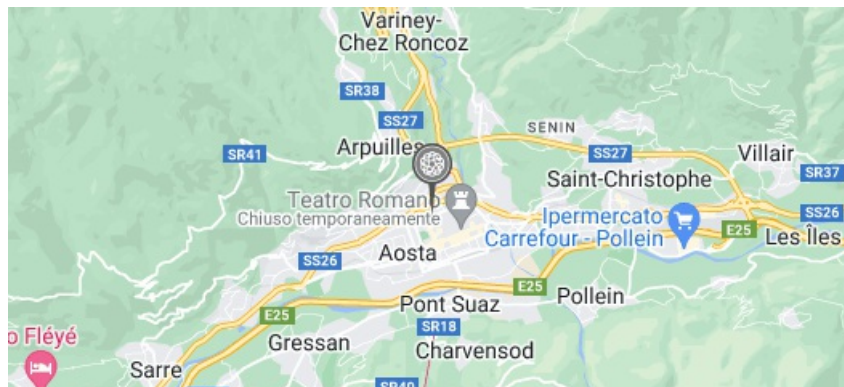
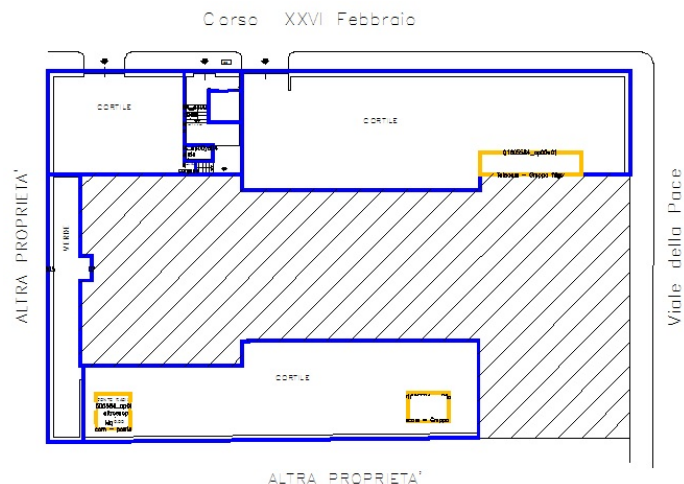


Proposta immobiliare Celtic

Lease agreement

Tenant activity	Monotenant - Telecom
Annual Rent	€ 175.963
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