

# INDUSTRIAL BUILDING FOR SALE

The property consists of a two-floor building, hosting a telephone exchange, located in a central area of the town of Gavoi, a village in the province of Nuoro, about 35 km far from it. Despite being a village of 3,000 inhabitants, Gavoi is a major center for the villages of Barbagia Ollolai, due to the establishment of several company offices, such as ASL, Enel and Banks among others. The surrounding is characterized by a residential area, well-connected with the main communication axes, as well as with the public transport network.

## Surface distribution

Site area Sqm	680
Covered surface Sqm	320
Built area Sqm	968

Warehouse	112
Plant	440
Plant rooms	19
Flat roof	35
Common space	362

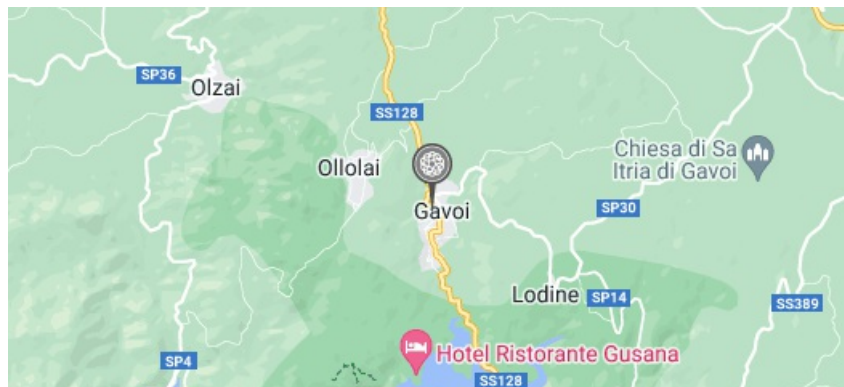
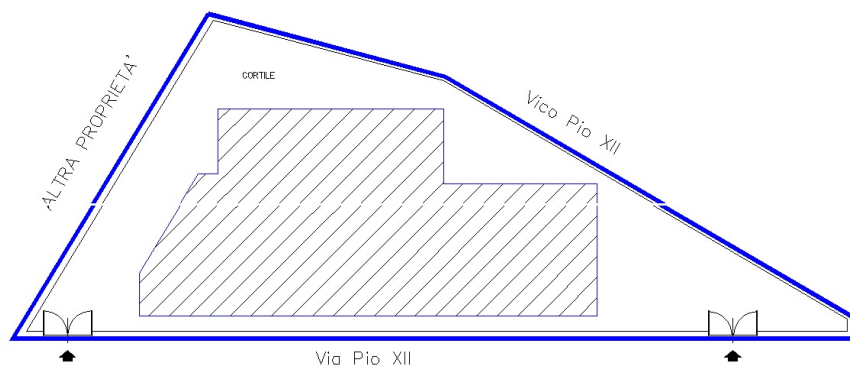


Proposta immobiliare Celtic

## Lease agreement

Tenant activity	Monotenant - Telecom
Annual Rent	€ 15.948
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.



Celtic AM srl  
Via Brisa, 7  
20123 Milan - Italy  
info@celticitaly.it

T: +39 02 89095617  
www.celtic-am.com

Celtic real estate proposal