

INDUSTRIAL BUILDING FOR SALE

The property is located in the outskirts of Genoa, in a residential area. The surrounding is characterized by buildings raised on ten-twelve floors in an average state of maintenance. The property, fully fenced, is accessible from Via Maritano, near the highway. The external area is fully paved. The property consists of a two-floor building, hosting a telephone exchange. Externally, the building seems in a good state of maintenance, although some renovation should be undertaken in the inside.

Surface distribution

Site area Sqm	863
Covered surface Sqm	392
Built area Sqm	1.190

Plant	432
Plant rooms	41
Flat roof	272
Common space	445

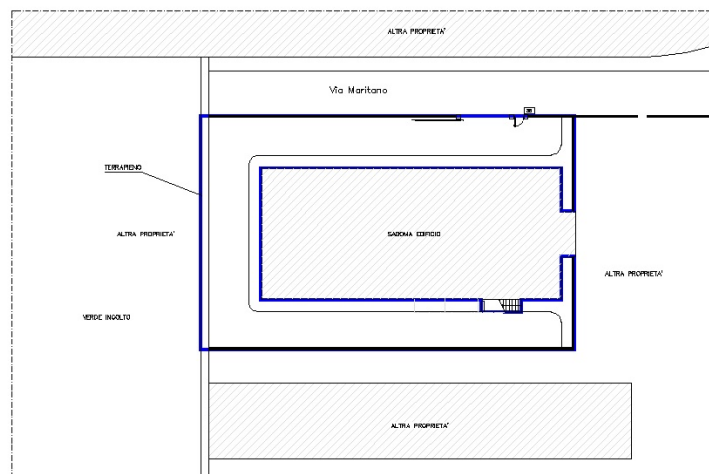


Proposta immobiliare Celtic

Lease agreement

Tenant activity	Monotenant - Telecom
Annual Rent	€ 57.451
Occupancy	100%
Lease length	9+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
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Celtic real estate proposal