

# INDUSTRIAL BUILDING FOR SALE

The property consists of: an internal courtyard, a two-floor building hosting a telephone exchange, offices and a warehouse, and a telecom antenna. The property shows an average state of maintenance, for both the covered and uncovered areas, even though some renovation should be envisaged.

## Surface distribution

Site area Sqm	1.160
Covered surface Sqm	281
Built area Sqm	900

Plant	446
Plant rooms	55
Common space	399

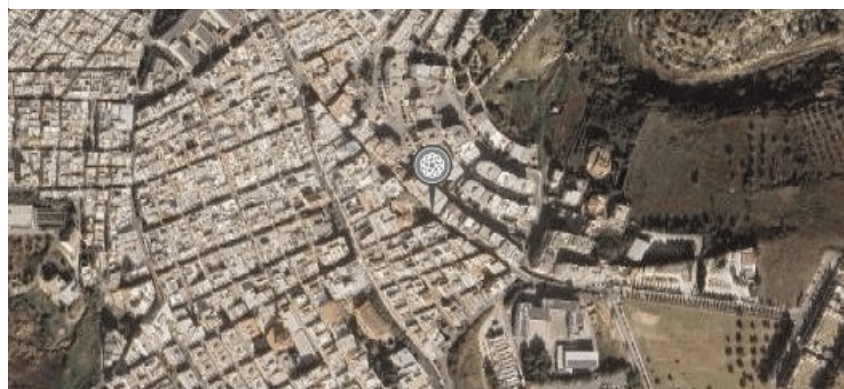
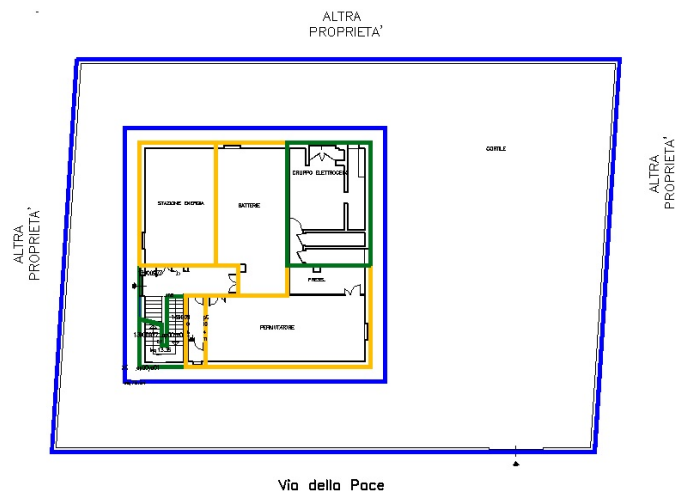


Proposta immobiliare Celtic

## Lease agreement

Tenant activity	Monotenant - Telecom
Annual Rent	€ 23.224
Occupancy	100%
Lease length	18+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