

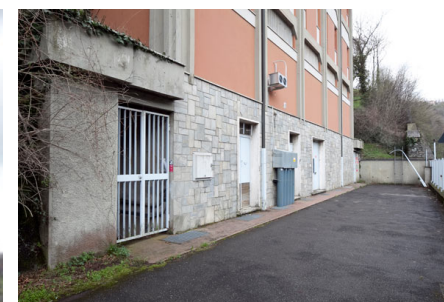
# INDUSTRIAL BUILDING FOR SALE

The property is located in the outskirts of Mignanego, in a residential area. The surrounding is characterized by buildings raised on one-two floors in an average state of maintenance. The property, fully fenced, is accessible from the SS (connected with the highway). The property consists of an external area fully paved and a four-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	1.400
Covered surface Sqm	337
Built area Sqm	1.132

Plant	808
Plant rooms	33
Flat roof	64
Common space	227



Proposta immobiliare Celtic

## Lease agreement

Tenant activity	Monotenant - Telecom
Annual Rent	€ 66.829
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