

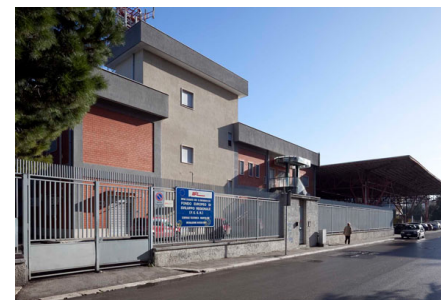
INDUSTRIAL BUILDING FOR SALE

The property consists of: a telephone exchange in a building raised on two floors above ground, with offices and storage space, and an antenna. It was built in the 80s and it is accessible only from Via Gramsci. The building is made of concrete and has an accessible flat coverage. The property shows a good state of maintenance, both the covered surface and the outdoor areas.

Surface distribution

Site area Sqm	3.050
Covered surface Sqm	1.283
Built area Sqm	3.402

Warehouse	346
Plant	1480
Plant rooms	170
Flat roof	109
Common space	1297

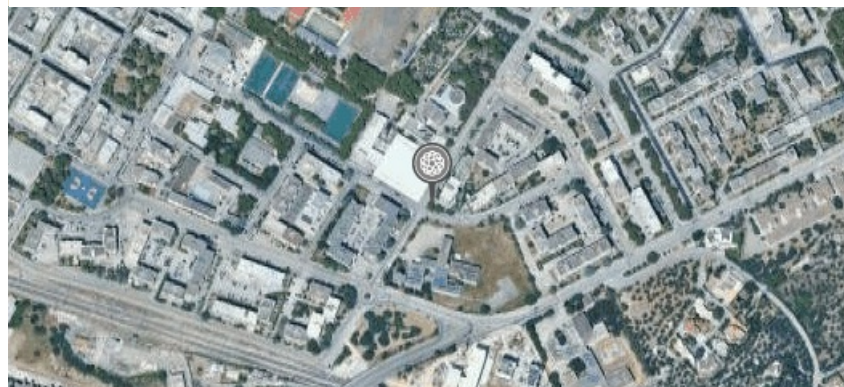
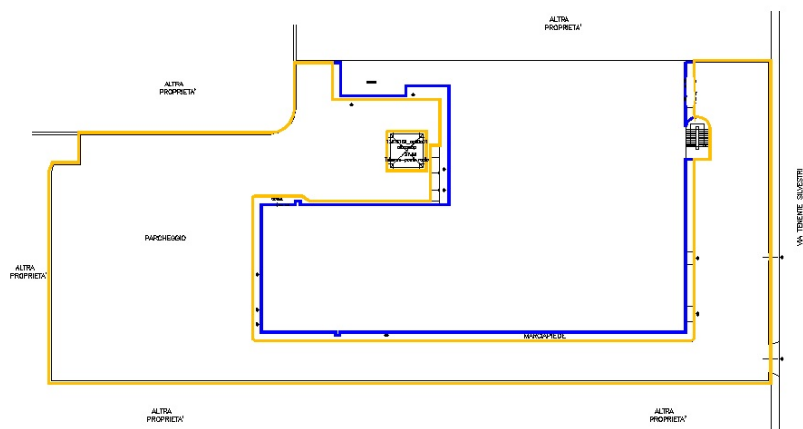


Proposta immobiliare Celtic

Lease agreement

Tenant activity	Monotenant - Telecom
Annual Rent	€ 192.032
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.



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Celtic real estate proposal