

# INDUSTRIAL BUILDING FOR SALE

The property is located near the town of Narni, in Narni Scalo. It is accessible only from Via dei Garofani, 19. It consists of two buildings raised on one floor above ground, hosting a telephone exchange. The external area is partially paved and fully fenced.

## Surface distribution

Site area Sqm	3.280
Covered surface Sqm	1.037
Built area Sqm	1.037

Warehouse	44
Plant	290
Plant rooms	37
Flat roof	665
Common space	1

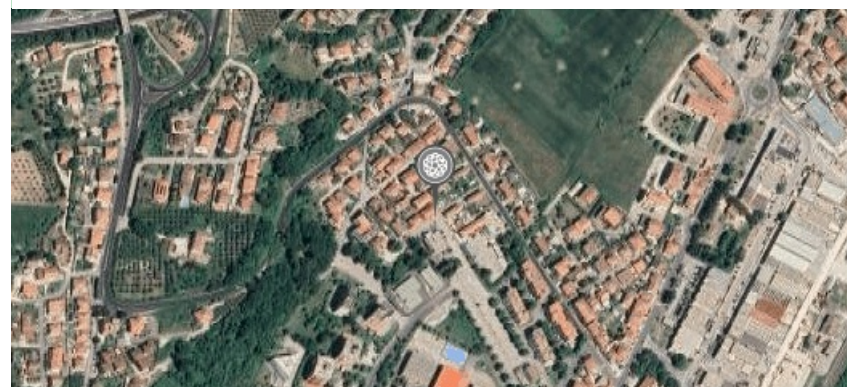
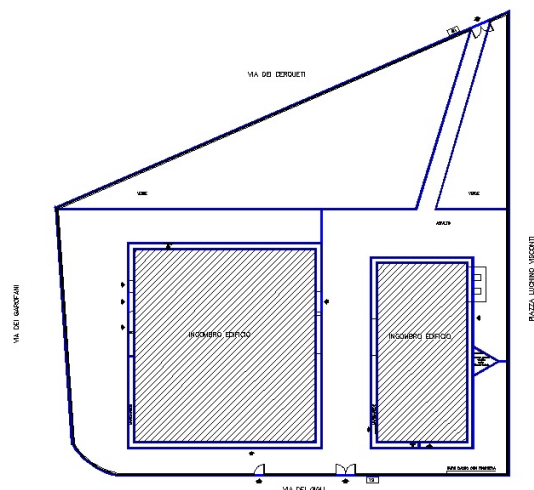


Proposta immobiliare Celtic

## Lease agreement

Tenant activity	Monotenant - Telecom
Annual Rent	€ 25.844
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