

INDUSTRIAL BUILDING FOR SALE

The property consists of: an external area half covered with a metallic roof, a two-floor building hosting a telephone exchange, an educational and workshop center. Its internal courtyard is accessible from Via Fazello, for pedestrians and vehicles and currently used as parking lot. The building structure is made of concrete with a flat accessible roof.

Surface distribution

| | |
|---------------------|-----|
| Site area Sqm | 871 |
| Covered surface Sqm | 273 |
| Built area Sqm | 814 |

| | |
|--------------|-----|
| Plant | 431 |
| Flat roof | 32 |
| Common space | 351 |

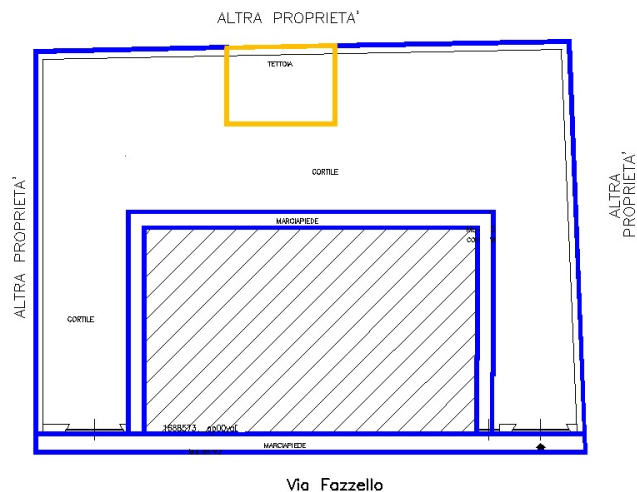


Proposta immobiliare Celtic

Lease agreement

| | |
|---------------------------|--|
| Tenant activity | Monotenant - Telecom |
| Annual Rent | € 17.916 |
| 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, prevengono le seconde.



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Celtic real estate proposal