## INDUSTRIAL BUILDING FOR SALE

The property consists of a two-floor building with a basement (3 levels) and an accessible roof. Internally, a staircase in the middle allows the connection among the floors. Externally, the property shows an poor state of maintenance.

Surface distribution	
Site area Sqm	1.655
Covered surface Sqm	474
Built area Sqm	1.212
Plant	677
Plant rooms	26
Common space	509





Lease agreement	
Tenant activity	Monotenant - Telecom
Annual Rent	€ 59.823
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









