

# INDUSTRIAL BUILDING FOR SALE

The property consists of an eternal area, a two-floor building from the '60s/'70s plus a basement, hosting a telephone exchange, and a telecom antenna. It is accessible from the private road near Via Patti, 7. The building structure is made of concrete with a flat accessible roof on it. The overall property shows an average state of maintenance.

## Surface distribution

Site area Sqm	1.607
Covered surface Sqm	612
Built area Sqm	2.341

Warehouse	462
Plant	1071
Plant rooms	25
Flat roof	187
Common space	596

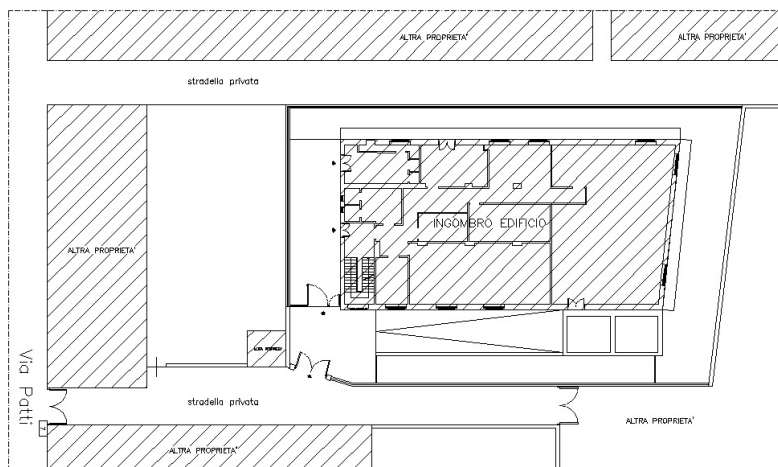


Proposta immobiliare Celtic

## Lease agreement

Tenant activity	Monotenant - Telecom
Annual Rent	€ 64.614
Occupancy	100%
Lease length	9+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