

INDUSTRIAL BUILDING FOR SALE

The property, built in the mid-80s, is a rectangular building, with an external area fully and fenced where a telecom antenna is set up. The property is limited by the railway, the square and the adjacent street. It is accessible from Via Casimiro Drago, 10 (main access) for pedestrians and vehicles, and from Via Villa Cardillo, 16. The building is raised on two floors above ground, with an accessible flat roof. On the ground floor, there are the technical rooms and the offices, on the first floor, the telephone exchange. The structure is made of concrete.

Surface distribution

Site area Sqm	1.331
Covered surface Sqm	449
Built area Sqm	1.400

Plant	810
Plant rooms	65
Common space	525

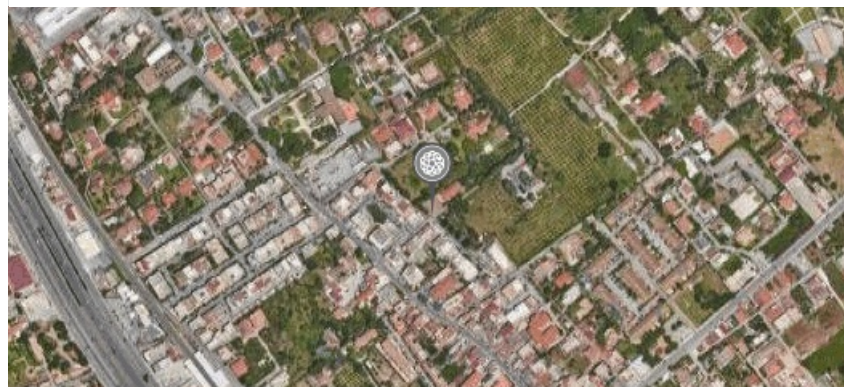
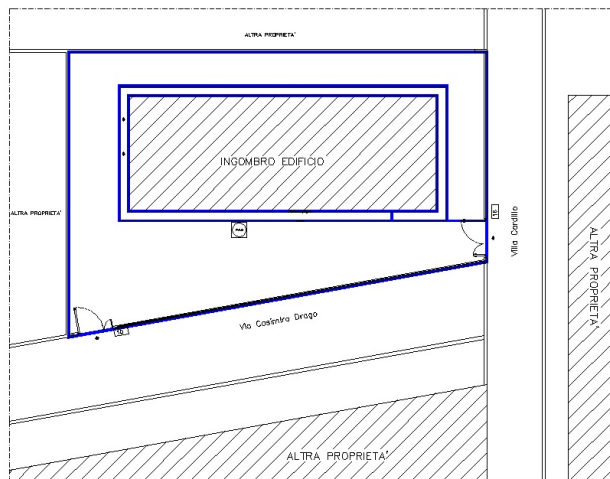


Proposta immobiliare Celtic

Lease agreement

Tenant activity	Monotenant - Telecom
Annual Rent	€ 56.312
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.



Celtic AM srl
Via Brisa, 7
20123 Milan - Italy
info@celticitaly.it

T: +39 02 89095617
www.celtic-am.com

Celtic real estate proposal