

INDUSTRIAL BUILDING FOR SALE

The property built around the 90s, is a rectangular building enclosed on all four sides, positioned at the center of the area of relevance, rectangular too. Latter is completely paved and fenced, has two different levels connected by a ramp suitable for vehicles and only one pedestrian access and drive-over from Via Spoleto No 2. The two main elevations are facing towards Via Recanati and Via America, the rear with an office ASL. The building consists of two floors above ground, specifically a mezzanine floor, a first floor and a accessible flat roof. The vertical connection between the floors is ensured by a single staircase located in the corner. An antenna for telecommunication, made with a high in iron lattice mesh grid, is located on the roof covering the staircase . The internal spaces are distributed according to the following cri

Surface distribution

Site area Sqm	500
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Covered surface Sqm	280
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Built area Sqm	836
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Warehouse	42
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Plant	393
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Plant rooms	30
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Common space	371
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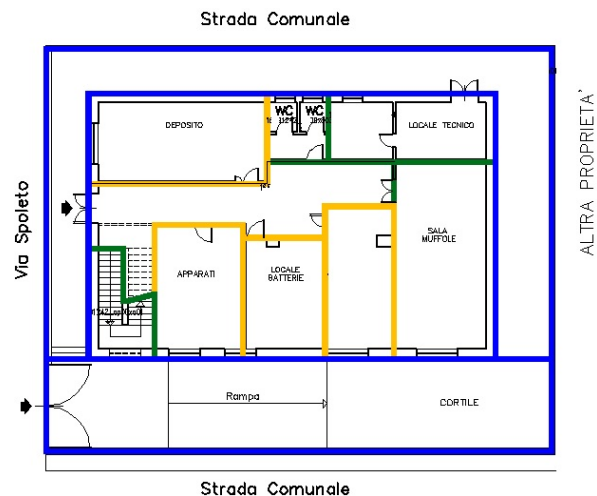


Proposta immobiliare Celtic

Lease agreement

Tenant activity	Monotenant - Telecom
Annual Rent	€ 16.964
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

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