

INDUSTRIAL BUILDING FOR SALE

The property is located in a suburb of the town of Sestri Levante. The surrounding city is characterized by predominantly residential buildings of two to three floors above ground of a civil. The property, a total three floors above ground without a lift, is accessible through a driveway with an iron gate, a motorized or pedestrian access. The complex is fully fenced with a wall of reinforced concrete that was once painted iron gate. The building in question, currently used as a telephone exchange, consists of six levels above ground, split between them. In the courtyard of the property is an area for the parking of cars. The location is good, even if the intended use today is not in line with the surrounding urban environment which is predominantly residential. The courtyard is paved and relevance is in good condition. Is part of the pro

Surface distribution

Site area Sqm	1.880
Covered surface Sqm	226
Built area Sqm	2.305

Offices	333
Plant	997
Plant rooms	10
Common space	965

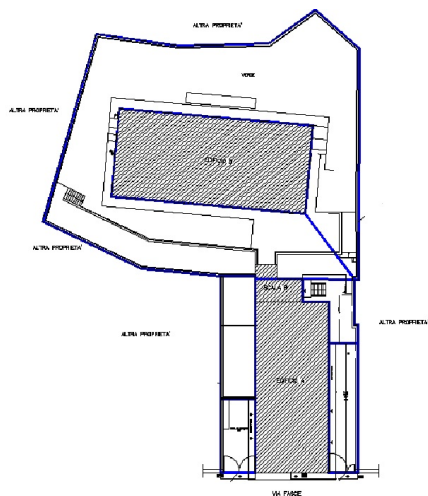


Proposta immobiliare Celtic

Lease agreement

Tenant activity	Monotenant - Telecom
Annual Rent	€ 133.277
Occupancy	100%
Lease length	19+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 discrepanza 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