

INDUSTRIAL BUILDING FOR SALE

The property consists of a two-floor building from the '70s, hosting a telephone exchange, located in the outskirts of the town of Terralba, a village in the province of Oristano, about 23 km far from it. Terralba is a town of about 10,000 inhabitants and a relevant player in the region: around 12,000 people go there every day to work for ASL, ESAF and ENEL, among others. The surrounding is characterized by a residential area, well-connected with the major communication axes and the public transport network.

Surface distribution

Site area Sqm	810
Covered surface Sqm	379
Built area Sqm	756

Warehouse	15
Plant	623
Plant rooms	42
Common space	76

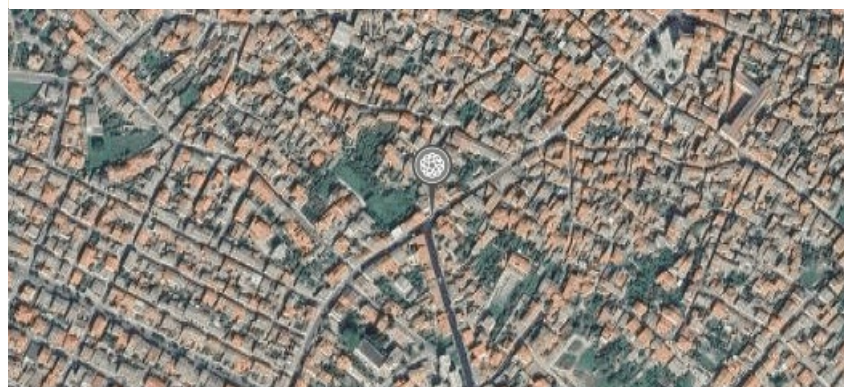
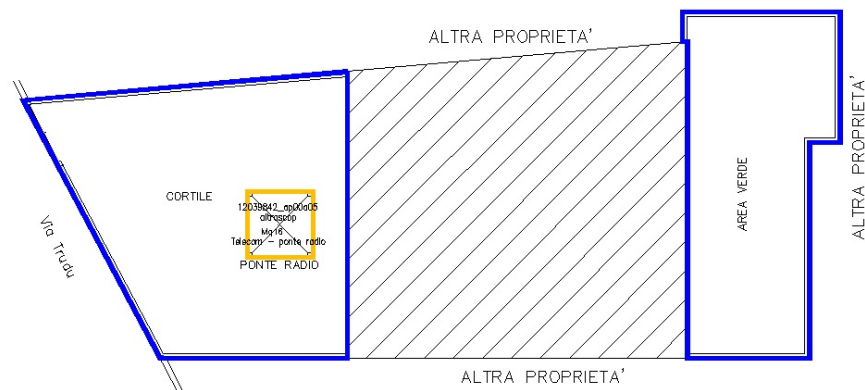


Proposta immobiliare Celtic

Lease agreement

Tenant activity	Monotenant - Telecom
Annual Rent	€ 17.957
Occupancy	100%
Lease length	12+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