

# INDUSTRIAL BUILDING FOR SALE

The property is located in the outskirts of Campo Ligure. The surrounding is predominantly a residential area. The property, a three-floor building without lift hosting a telephone exchange, is accessible for vehicles. The area is fully fenced and has also a small parking space. The destination of use is not in line with the surrounding, mainly residential. Externally, the building seems in a good state of maintenance, although some renovation should be undertaken in the inside.

## Surface distribution

Site area Sqm	995
Covered surface Sqm	226
Built area Sqm	1.128

Plant	218
Flat roof	477
Common space	433

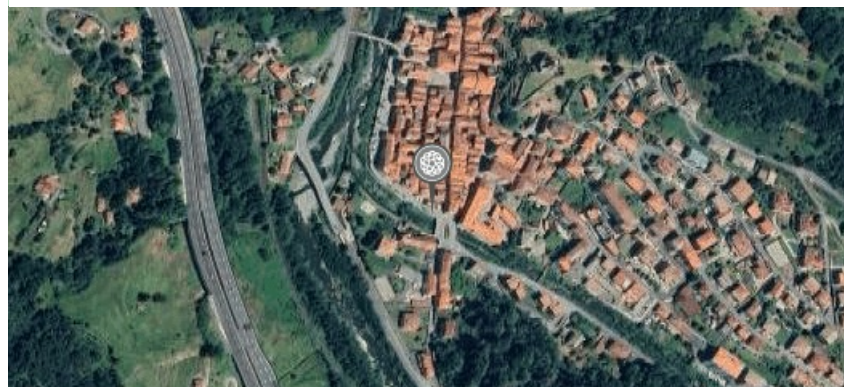
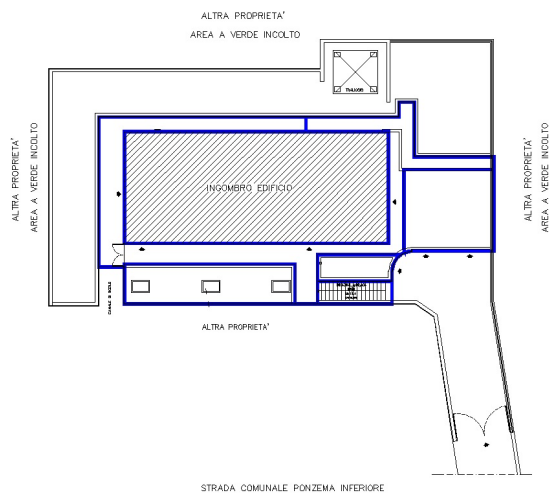


Proposta immobiliare Celtic

## Lease agreement

Tenant activity	Monotenant - Telecom
Annual Rent	€ 35.426
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, prevale la seconda.



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Celtic real estate proposal