

INDUSTRIAL BUILDING FOR SALE

The property consists of a two-floor building plus a basement hosting a telephone exchange, located in the outskirts of the town of Ales, a village in the province of Oristano, about 55 km far from it. Despite being a village of about 1,700 inhabitants, Ales is a relevant player in the region: around 5,000 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	830
Covered surface Sqm	315
Built area Sqm	625

Plant	586
Plant rooms	16
Common space	23

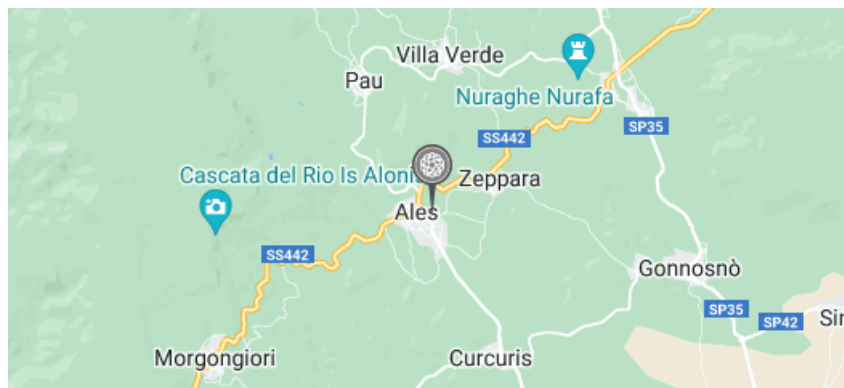


Proposta immobiliare Celtic

Lease agreement

Tenant activity	Monotenant - Telecom
Annual Rent	€ 15.659
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
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Celtic real estate proposal