

# INDUSTRIAL BUILDING FOR SALE

The property consists of: an external area, a four-floor building plus a basement, hosting a telephone exchange, a workshop and offices. The building structure is made of concrete, with a flat accessible roof where an antenna is set.

## Surface distribution

Site area Sqm	1.400
Covered surface Sqm	339
Built area Sqm	1.138

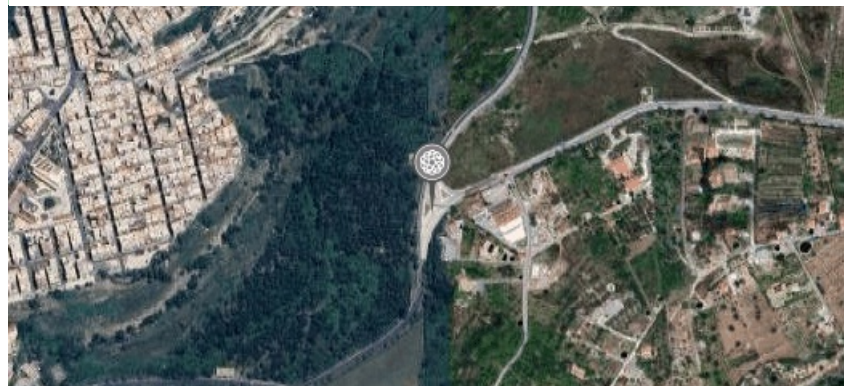
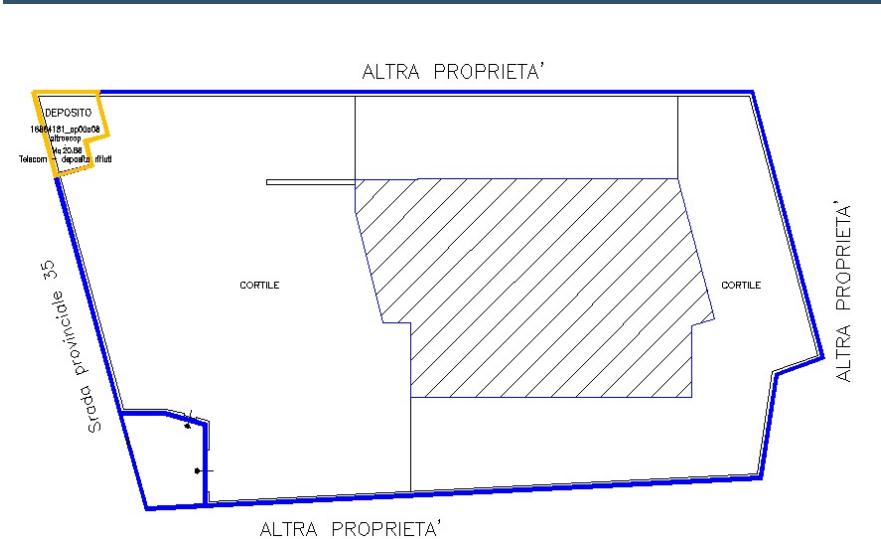
Warehouse	21
Offices	118
Plant	522
Plant rooms	23
Flat roof	259
Common space	195



Proposta immobiliare Celtic

Lease agreement		
Tenant activity	Ibnotenant - Telecom	
Annual Rent	€ 36.785	
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, prevalegono le seconde.



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# Celtic real estate proposal