

INDUSTRIAL BUILDING FOR SALE

The property is located in the municipality of Cascina, in Cascina S. Lucia along the Strada Statale 67 Tosco Romagnolo, n. 519, between Via Interna and Via Carraia, in a peripheral area situated at about 2 km far from the city center. It is an isolated two-floor building with a paved and fenced external area used as parking lot. The building is accessible from the western part of it.

Surface distribution

| | |
|---------------------|-------|
| Site area Sqm | 2.660 |
| Covered surface Sqm | 806 |
| Built area Sqm | 1.304 |

| | |
|--------------|------|
| Plant | 1222 |
| Plant rooms | 13 |
| Flat roof | 18 |
| Common space | 51 |

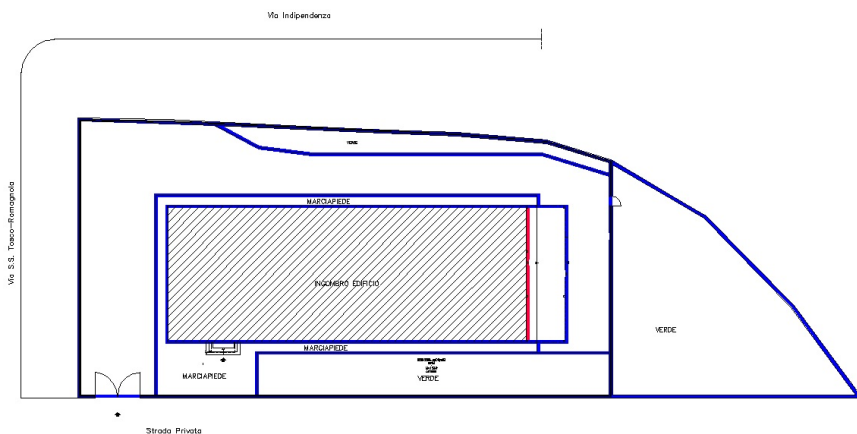


Proposta immobiliare Celtic

Lease agreement

| | |
|---------------------------|--|
| Tenant activity | Monotenant - Telecom |
| Annual Rent | € 57.284 |
| 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.



Celtic AM srl
Via Brisa, 7
20123 Milan - Italy
info@celticitaly.it

T: +39 02 89095617
www.celtic-am.com

Celtic real estate proposal