VALLE DE ALCUDIA, 1

Paseo de la Castellana, 139 28046 - Madrid +34 912 519 833

www.borneoadvisors.com

Use



Office - Sale

Description

A complex comprising 2 exclusive office buildings in the Las Rozas municipality.

The buildings are located at the junction with the M-50 ring road, with excellent visibility along the A-6 highway, and in an area with a high concentration of businesses and all kinds of services and amenities on the doorstep. The complex sits very close to a number of shopping centres and outlets including Carrefour El Pinar Shopping Centre, El Pinar, Heron City, Las Rozas Village, and The Style Outlets.

The open-plan floors benefit from excellent natural light and can be easily split to provide modules starting from 170 sq m. They are fitted with raised access floor, suspended ceilings, and air conditioning and heat pump system.

Economic data

Module

Floor

Available surface 2,717 sqm
Indoor Parking Yes - 24 Plazas
Outdoor Parking No
Community Included
I.B.I. tbc
T.R.U. tbc

Features

- Excellent natural light.
- Raised access floor for voice and data cabling.
- Suspended ceiling with recessed lighting.
- The floor space can be easily split to provide modules (please enquire for details on modules).
- HVAC system.
- There is the option of on-site parking spaces.
- Enquire about each office's property tax.

Transport



El Pinar (C89, C8a, C8b, C10): 500m

Availabilty



622, 628, 629



A-6



20 minutes

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01 1st Flo	oor	1,358.27	Immediate	Office
02 2nd Fl	loor	1,358.27	Immediate	Office

Certificates

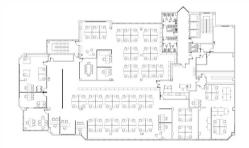
Consume & Emissions



Property



Floor lay-out



Location



Surface