

Warehouse - Lease

Description

Office and industrial spaces available, with an option to join adjacent spaces. They are located in a professional building situated in Villaverde, at avenida de los Rosales 42. The address is well served by public and private transport, with direct access to the M-40 ring road and the A-4 highway, and with a bus stop on the doorstep.

This is a 6-storey building, with each floor spanning 5,000 sq m. Parking spaces are available for 262 vehicles between the basement and the top floor, and there is also a visitor car park. Each industrial warehouse enjoys 25% of floor space for office use. The building is also equipped with an 8-metre wide ramp with direct access to each floor, for loading and unloading purposes, and 2 service lifts with a load capacity of 2,000 kg.Each floor has an area of approximately 5.000 sq m

Economic data

|                   |           |
|-------------------|-----------|
| Available surface | 8,422 sqm |
| Indoor Parking    | Yes - tbc |
| Outdoor Parking   | Yes - tbc |
| Community         | tbc       |
| I.B.I.            | tbc       |
| T.R.U.            | tbc       |

| Floor | Module                  | Surface  | €/sqm month | Availabity | Use                |
|-------|-------------------------|----------|-------------|------------|--------------------|
| 01    | Total available surface | 3.951,41 | tbc         | Immediate  | Industrial/Offices |
| 02    | Total available surface | 736,28   | tbc         | Immediate  | Industrial/Office  |
| 04    | Total available surface | 1.691,10 | tbc         | Immediate  | Industrial/Office  |
| 05    | Total available surface | 2.042,99 | tbc         | Immediate  | Industrial/Office  |

Features

- ❖ Office suites are available from 184 sq m.
- ❖ Please enquire for details on modules.
- ❖ Short-term leases and tailored fit out available.
- ❖ Each industrial warehouse enjoys 25% of floor space for office use.
- ❖ The ground and first floor boast private toilets. Communal toilets on all other floors and located around the lift core.
- ❖ 4 vertical access cores with lifts and 2 service lifts.
- ❖ Ceiling heights of up to 5 metres for the highest and 3.60 metres for the lowest, save for the basement floors, which are 3 m high and are used to house 262 parking spaces.
- ❖ Access control.

Transport

-  Madrid-Villaverde Bajo (C3-C4-C4a-C4b)
-  23, 130, N12
-  M-30, M-40, M-5, A-4
-  15 minutes

Certificates

Consume

C

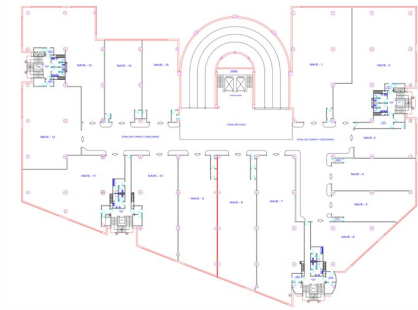
Emissions

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Property



Floor lay-out



Location

