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NATEA BUSINESS PARK - BUILDING o - INDUSTRIA, 4

Office - Sale

Description

Office Building for sale available at the Natea Business Park (Avenida de la Industria, 4) in the municipality of Alcobendas. Ideal location for the headquarters of both large multinationals and small start-up companies. The Park has an approximate surface area of 13,500 $\rm m^2$ comprising four buildings, distributed on the first floor plus three floors above ground level. In particular, the building for sale has 3,600 $\rm m^2$ of GLA.

The area is well connected by both public and private transportation, with a subway stop 10 minutes walking distance from the complex (La Moraleja and Marqués de la Valdavia stations), and easy access to the M-40 and A-1.

Very close to supermarkets, restaurants, cafes, gym and hotels. A 5 minute walk from La Vana Shapping Center, equipped with all kinds of services. Next to

Economic data

Available surface	2,157 sqm
Indoor Parking	Yes - 71 Plazas
Outdoor Parking	No
Community	tbc
I.B.I.	tbc
T.R.U.	tbc
Precio Venta	tbc

Features

- Open Spaces.
- Raised Access floor.
- Suspended ceiling with recessed lighting.
- ❖ Adjustable *Venecianas* to facilitate the entrance of natural light.
- VRV air conditioning system.
- 24 hours Access control.
- Garden areas between offices.

Transport



Marqués de la Valdavia (10b)



157C



A-1, M-30, M-40



8 minutes

Floor	Module	Surface	Availabilty	Use
-1	basement	129.50	Immediate	Office
00	Retail units AtoE	446.60	Occupied	Office
01	Module C	279.08	Immediate	Office
01	Modules A+B+C	704.04	Occupied	Office
02	Modules C+D	441.38	Immediate	Office
02	Module A	248.35	Immediate	Office
02	Module B	293.39	Occupied	Office
03	Module A	294.80	Immediate	Office
03	Module B	366.08	Immediate	Office
SS	Semi-Basement	397.40	Immediate	Office

Certificates

Consume



Emissions



Hall detail



Inside Detail



Location

