

## Local - Sale

### Description

Local office with independent access and a strategic location within the city of Malaga. It is a highly flexible asset. Currently operated by an operator with a valid lease agreement.

The space is divided into two floors connected internally. The ground floor has a unique central section in the form of a warehouse with high ceilings and plenty of natural light.

Good public transport links, less than a minute from the Princesa-Huelín metro station.

### Economic data

|                   |           |
|-------------------|-----------|
| Total surface a/g | 1,591 sqm |
| Indoor Parking    | No        |
| Outdoor Parking   | No        |
| Community         | tbc       |
| I.B.I.            | tbc       |
| T.R.U.            | tbc       |
| Price             | tbc       |

| Floor | Module       | Surface  | Availability | Use           |
|-------|--------------|----------|--------------|---------------|
| 00    | Ground Floor | 1,022.90 | Immediate    | Retail/Office |
| 01    | 1st Floor    | 568.30   | Immediate    | Retail/Office |

### Features

- ✓ Clear height.
- ✓ Exposed installations.
- ✓ **Lease agreement conditions:**
  - Ø Activity: Coworking.
  - Ø Contract term: 10 years (5+5)
  - Ø Rent: €280,000/year
  - Ø Guarantees: Legal deposit + additional 4-month guarantee
  - Ø Tenant community fees, property taxes
- ✓ Yield: 7%

### Transport

-  Princesa Huelin (L2)
-  15, 22, 31
-  MA-22, MA-39,
-  12 minutes

### Certificates

Consume  Emissions 

### Property



### Plane



### Location

