

Premises - Lease

Description

Lease, individually or jointly, of premises 3 and 4 in Valdemarín Working (VALWO). A luxury new-build work centre on Calle Aguarón, in the Valdemarín neighbourhood, in one of the most sought-after areas of Madrid: exclusive, with large green areas and good transport links.

They are perfectly located with established businesses around them and access by both public and private transport.

Economic data

| | |
|---------------|------------|
| Total surface | 356 sq m |
| Community | tbc |
| I.B.I. | tbc |
| T.R.U. | tbc |
| Rent €/month | To Consult |

| Floor | Module | Surface | €/sq m/month | Availability | Use |
|-----------|---------------------------|---------------|-------------------|------------------|---------------|
| 03 | Ground Floor Premises 3 | 145.44 | | Immediate | Retail |
| 03 | Terrace Premises 3 | 203.12 | | Immediate | Terrace |
| 03 | Basement Premises 3 | 30.45 | | Immediate | Retail |
| 03 | TOTAL PREMISES 3 | 175.89 | To Consult | Immediate | Retail |
| 04 | Ground Floor Premises 4 | 133.45 | | Immediate | Retail |
| 04 | Terrace Premises 4 | 327.28 | | Immediate | Terrace |
| 04 | Basement Premises 4 | 46.67 | | Immediate | Retail |
| 04 | TOTAL PREMISES 4 | 180.12 | To Consult | Immediate | Retail |
| 00 | TOTAL PREMISES 3+4 | 356.01 | To Consult | Immediate | Retail |

Features

Completely open-plan main floor + support area in the basement. 175 sq m (premises 3) and 180 sq m (premises 4). Its private terraces of 200 sq m (terrace of premises 3) and 327 sq m (terrace of premises 4) offer unique possibilities for aspirational dining, outdoor events or health and wellness concepts. Highly versatile basement with the possibility of storage, hall, workshop, studio or fitting rooms. The premises are delivered unfinished and with SMOKE VENT.

- ❖ Unfinished premises.
- ❖ Smoke vent.
- ❖ Ceiling height 3m.
- ❖ Swimming pool area, gym, possible use agreed with building tenants.

Transport

-  Aravaca (C7,C10)
-  165, 815
-  M-30, M-40
-  20 minutes

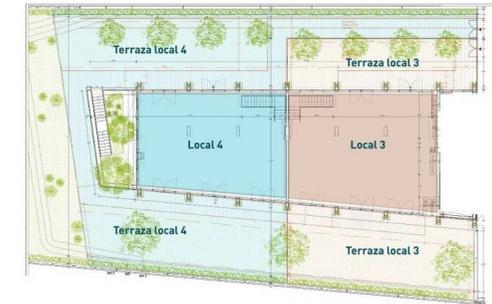
Certificates

Consume & Emissions In process

Property



Lay out_Premises 3+4



Location

