

## commercial premise for sale Madrid, Valle Del Almanzora



It is a semi-new industrial warehouse located in the industrial area of Vallecas, Madrid capital, located 500 meters from M-40, 2 km from M-45 and 1.5 km from MERCAMADRID, excellent communication with the center of Madrid. The Warehouse has 1,553 m2 built distributed over two floors: The ground floor of 1300m2 approx. completely diaphanous paved patio of 200m2. It has a large TIR gate, a concrete structure with a block enclosure, and a concrete slab roof, it has an equipped office, changing rooms with bathrooms, a dining room, and a space where the company exhibits its products or novelties. The first floor has three conditioned offices, a meeting room, two complete toilets and a kitchen, with ceramic flooring. Its general installations are complete, lighting, three-phase power, heating and air conditioning in the offices. The plot has a building area of up to 14 meters and up to four floors, with the possibility of expanding the built area to 3,840m2, even taking advantage of the current structure by applying the flight right. IBI: 2,528. €70 We do not charge fees to the buyer. Do not hesitate to contact us for more information or to arrange a visit.

### property details

Spanishestate id:	<b>6242379</b>
reference::	<b>3373-06165</b>
close to/ located:	<b>Madrid</b>
region:	<b>Valle Del Almanzora</b>
property type:	<b>commercial premise</b>
rooms:	<b>not available</b>
property surface:	<b>1553 m2</b>
surface plot:	<b>- m2</b>
price:	<b>€ 2.250.000</b>

### contact

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