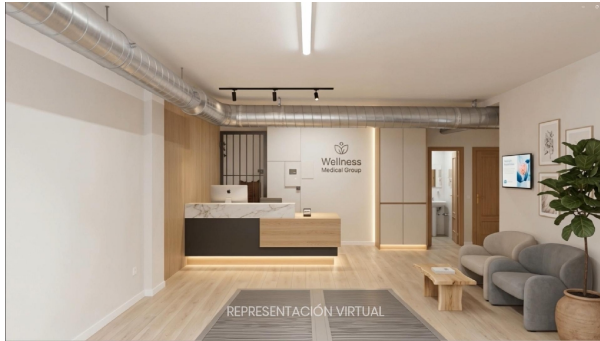


commercial premise for sale Torrelodones, Cuenca Alta Del Manzanares



SPECTACULAR 250 M2 COMMERCIAL PREMISES IN THE HEART OF TORRELODONES – SPACE, VISIBILITY AND GREAT POTENTIAL~~We present an excellent opportunity to establish and grow your business in one of the most strategic and sought-after locations in Torrelodones, next to the A6 motorway and in the heart of the urban area. A property with excellent visibility, outstanding accessibility and enormous potential for companies and professionals looking for a versatile space in an area with constant activity and foot traffic.~~With approximately 250 m2, this spectacular commercial premises stands out for its spaciousness, functionality and ability to adapt to multiple business activities: medical or aesthetic clinic, coworking space, corporate offices, training centre, academy, showroom, professional studio, urban storage units, last-mile logistics warehouse or even division into different spaces depending on business requirements.~~The property currently features large open-plan areas, two independent offices and a highly flexible layout that allows the space to be adapted according to the specific needs of each business. Its configuration offers multiple possibilities to customise and optimise the property according to each business project.~~It includes ramp access, ideal for loading and unloading or adapted access, alarm system, installed ventilation and two restrooms, providing all the necessary features to begin operating immediately.~~One of the main attractions of this property is its versatility and adaptability. Thanks to its privileged location, dimensions and possibility of adjustment for different uses, it becomes an ideal option for companies and professionals looking to establish themselves in one of the most stable and promising areas of the northwest mountain region of Madrid.~~Located in a consolidated area, surrounded by shops, services, restaurants and residential properties, with high pedestrian traffic and excellent connections to Madrid via the A6 motorway and public transport. A location that guarantees visibility, convenience and potential for any type of business activity.~~A distinctive space with character, spaciousness and enormous business potential in one of the best areas of Torrelodones.~~This advertisement is not binding and may contain errors. It is provided for information purposes only and is not contractual.~~In compliance with Article 20 of the General Law for the Protection of Consumers and Users (amended by Law 10/2025), it is hereby informed that the OFFERED MONTHLY RENTAL PRICE OF THE PROPERTY is: €2,000, excluding expenses and taxes related to the formalisation of the lease agreement for use other than residential purposes, which are listed below and shall be borne by the tenant/lessee.~~(I) TAXES: Value Added Tax (VAT): The landlord shall issue a monthly invoice for the agreed rent amount, increased by the applicable VAT rate. The VAT rate shall generally be 21%.~~Taxes, rates, contributions and any other charges related

to the business and/or activity shall be exclusively borne and paid by the tenant.~(II) EXPENSES: The landlord and tenant may agree that the general expenses necessary for the proper maintenance of the property, its services, taxes, charges and liabilities that cannot be individually allocated and correspond to the leased property or its accessories, shall be borne by the tenant. Such agreement must be made in writing and determine the annual amount of such expenses at the date of the agreement. Expenses individually metered shall be borne by the tenant.~(III) Real Estate Agency Fees: Upon signing the lease agreement, the tenant shall pay the corresponding invoice equivalent to one month's agreed rent, plus 21% VAT applied to the monthly rental amount.

property details

Spanishstate id: **6388837**
reference:: **PR99559951**
close to/ located: **Torrelozones**
region: **Cuenca Alta Del**
Manzanares
property type: **commercial premise**
rooms: **2**
property surface: **253 m2**
surface plot: **- m2**
price: **€ 0**

contact

real estate agent: **Remax Jumbo**
name: **not available**
spreekt: **not available**
telefoon: **+34915344831**