

Office for sale in Cruz de Humilladero - Málaga

Cruz de Humilladero, Málaga

Reference: 198211



295,000 €

863 €/m²



342 m²



No

Description

Gilmar Real Estate offers this fantastic office located in the Santa Teresa Industrial Estate, the industrial epicenter of the city. This area encompasses the main industrial estates of Málaga, including the Guadalhorce industrial estate, the San Luis industrial estate, the Santa Teresa industrial estate, and the Santa Cruz industrial estate. The location is strategic, connected to the rest of the city through the Guadalhorce commuter train station and a step away from the main highways, facilitating access and logistics for any type of company.

Location and surroundings: The Santa Teresa industrial estate is known for its high concentration of business and industrial activity, being a nerve

center for businesses that require large, well-connected spaces. The proximity to other important industrial estates and excellent road connections ensure a constant flow of people and goods, significantly increasing the attractiveness of this location for any company.

Building features: The office is located on the first floor of a three-story building with an elevator, facilitating access and movement within the property. The floor for sale covers the entire first floor of the building, providing a built area of 342 square meters. This spaciousness and layout offer unique versatility for configuring the space according to business needs.

Description

Office layout and equipment: The office has three independent entrances and three restrooms, allowing considerable flexibility in its use. This configuration facilitates the possibility of segmenting the space for different departments or even subletting parts of the property to other companies, maximizing its utility and income potential.

The current state of the office is impeccable and fully conditioned for immediate use. Its facilities include various executive offices, meeting rooms, reception, archive areas, and switchboards, covering all the operational needs of a modern company. Additionally, the entire office is exterior, ensuring excellent natural lighting, a key factor for productivity and well-being in the work environment.

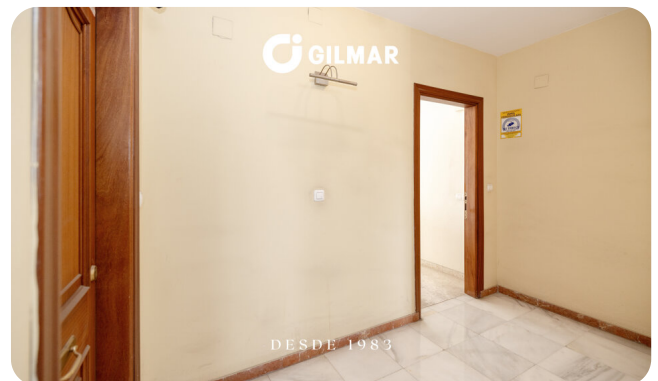
Potential for companies and investors: This office is ideal both for companies looking for a large, well-equipped space to accommodate their activities and for investors looking for a product with high profitability. The rental market in this industrial area is very active, and the characteristics of this office make it especially attractive to tenants, ensuring an interesting return on investment.

In conclusion, this office in the Santa Teresa industrial estate represents an exceptional opportunity for companies that need a large, versatile, and well-located space. The excellent connectivity with the city and other industrial areas, along with a perfect state of preservation and optimal layout, make this property a smart choice for any type of business.

For investors, the high profitability potential through leasing offers a guarantee of sustainable benefits. The demand for well-conditioned and strategically located offices in Málaga's industrial areas remains high, and this office meets all the requirements to attract quality tenants.

GILMAR is a renowned real estate company that has been helping its clients find their dream homes since 1983. With extensive experience in the real estate market, GILMAR has earned the trust of its clients thanks to its professionalism and excellence in service. If you are interested in obtaining more information about this property, do not hesitate to contact our team at the Málaga office, located at Calle Cortina del Muelle 13, or call 951 23 33 33. We will be happy to assist you.

Photographs





Location and points of interest



The property location is approximate. Contact us for more information.