

Tertiary building for sale in Alcobendas - Madrid

Alcobendas, Madrid

Reference: 217651

5,500,000 €

1,219 €/m²



4511 m²

Description

This corporate office and business complex is located in a well-established industrial environment and offers a total capacity for 365 people. The property is fully licensed for Data Processing Center (DPC) operations as well as Software and Systems Development. It currently features two 1,600 kW transformer substations, with the capacity to expand by up to four additional units, and includes 47 outdoor parking spaces.

The location boasts excellent connectivity, providing quick access to the A-1 highway and a comprehensive public transport network, including bus lines (157, 154), commuter rail (Valdelasfuentes), and Metro stations (Marqués de Valdivia, La Moraleja).

The total built area of 4,539 m² is distributed across a basement (884 m²), a ground floor (1,174.8 m² plus the outdoor parking area), and two upper floors of 1,136.6 m² each. Additional infrastructure includes a fire protection system and a dedicated loading and unloading area. Regarding zoning, the property is qualified for industrial and associated uses (Class B Commercial and Class C Offices), exclusive commercial use (Group B2 - Service Stations), and institutional use (Class C - Communications & Transport Infrastructure). It also permits tertiary use exclusively for hotels and complementary sports facilities (Class A-9). The building currently functions as office space and is offered vacant.

Location and points of interest



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