

Tertiary building for sale in Leganés - Madrid

Leganés, Madrid

Reference: 219180



4,400,000 €

946 €/m²



4650 m²

Description

Independent building of high quality and strong visibility, built in 2007 and fully refurbished in 2023. The property is currently used as offices and photographic, audiovisual and film studios. It benefits from on-site parking with capacity for up to 30 spaces and features a dedicated transformer substation with 1,000 kVA granted, making it suitable for high power-demanding uses.

Located just 15 km from Madrid, the asset sits in a fully urbanised and strategic area of the Southern Metropolitan zone, between Leganés, Fuenlabrada, Getafe, Alcorcón and Móstoles, close to the

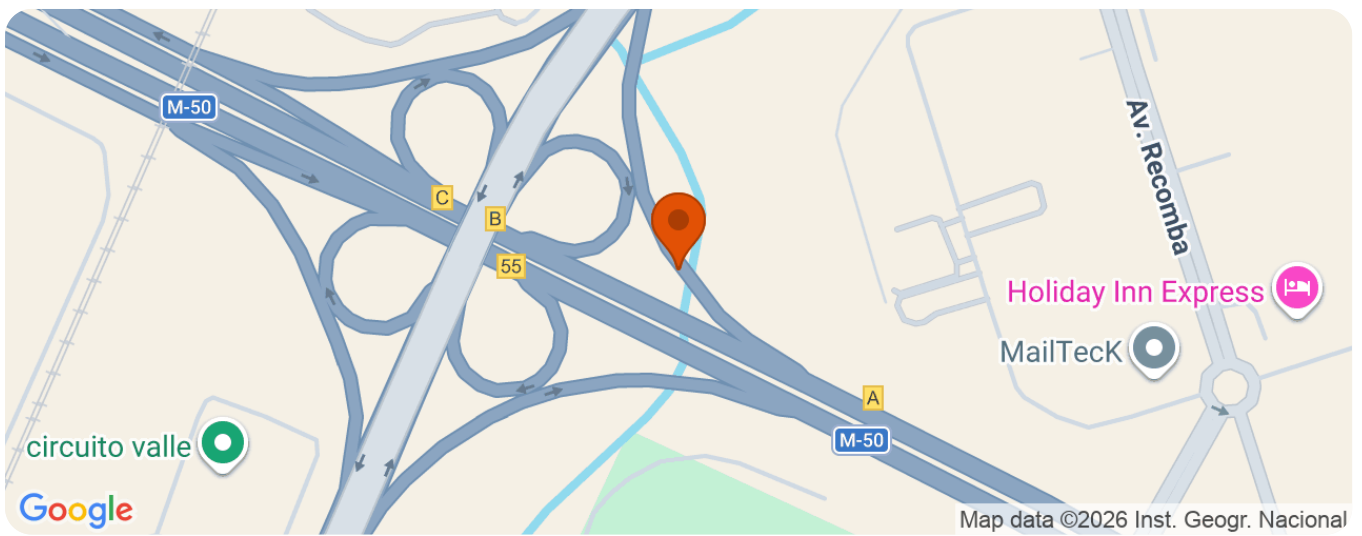
ArroyoSur Shopping Centre. All urban planning and operating licences are in force, allowing immediate use.

The property has a tertiary zoning designation, permitting uses such as offices and services, retail and hospitality. It is situated within a consolidated business area in Leganés, with excellent road access to the M-50 and M-406, and good public transport connections, including Hospital Severo Ochoa Metro station (MetroSur) and Parque Polvoranca commuter rail station.

Photographs



Location and points of interest



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