

Office to rent in Simancas - Madrid

Simancas, Madrid

Reference: 222097



995 €

21 €/m²



48 m²



No

Description

If you're looking for a unique space, allow us to introduce this elegant office designed for those who need a functional workspace with character. With a total area of 48 square meters, this property combines style and practicality, making it ideal for professionals who value a comfortable and well-equipped work environment.

The office features outstanding amenities that make it a top choice: air conditioning to ensure comfort year-round, and a meeting room that is perfect for professional gatherings. Its condition is excellent, allowing new tenants to enjoy the space from day one. * PLEASE NOTE: THE PROPERTY IS RENTED WITHOUT THE FURNITURE SHOWN IN THE PHOTOS *

Located in Simancas, this neighborhood is known for its office-oriented atmosphere and excellent connectivity.

Accessibility is one of the strong points of this location. The nearest metro station is **GARCIA NOBLEJAS** (Line 7), providing easy access to central Madrid and various parts of the city.

A Growing Area San Blas is a district undergoing constant development, with urban infrastructure that has significantly improved in recent years. The area is ideal for both entrepreneurs and investors, thanks to its proximity to business hubs and the increasing demand for

Description

workspaces.

About GILMAR Since 1983, GILMAR has helped thousands of clients find their ideal property, whether for living, working, or investing. Our experience and dedication have made us a trusted leader in the real estate sector, offering personalized and high-quality service.

If you'd like more information about this property, feel free to contact our **MADRID INTERIOR RENTALS** team at **91 209 32 90**, or send us a message. Please provide the reference **222097**, and we'll be happy to assist you.

Rental Price: €1,200/month + VAT (subject to applicable deductions)

- **COMMUNITY FEES**: €2/m² not included - **PROPERTY TAX (IBI)**: not included - **UTILITIES**

(electricity, water, telecommunications) to be paid by the tenant. - **TAXES AND MANAGEMENT FEES** not included

Guarantees and Economic Conditions: - **LEGAL DEPOSIT**: 2 months' rent in accordance with the Rental Housing Act. - **ADDITIONAL GUARANTEE**: non-payment insurance to be paid by the tenant, or 4 months' rent depending on solvency (to be agreed upon in the contract). - Proof of financial solvency is required to formalize the lease.

For more information or to schedule a visit, please contact us by phone or message.

The information in this listing is for guidance purposes only and does not constitute a binding contractual offer. Final terms and conditions will be established in the lease agreement.

Photographs





Location and points of interest



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