

Office to rent in Simancas - Madrid

Simancas, Madrid

Reference: 222149



5,650 €

16 €/m²



355 m²



No

Description

Would you like to enjoy an office with 95m² of terraces? Discover this spectacular space located in the prestigious neighborhood of Simancas. With a built area of 355 m² (not including terrace space), this property stands out for its unique design and character, making it ideal for companies seeking a stylish yet functional location. The office boasts three terraces totaling 95 m², a true privilege in the city, offering the perfect setting for outdoor meetings or simply for a moment of relaxation.

Key features include raised flooring, a spacious kitchen, and hot-cold air conditioning, ensuring year-round comfort. The building has an elevator for easy access, and the office includes a meeting room, perfect for professional gatherings. The

property is in excellent condition, ready to become the new headquarters for your company.

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

EXCEPTIONAL CONNECTIVITY One of the standout features of this location is its connectivity. The nearest metro station is **GARCIA NOBLEJAS** (Line 7), providing easy access to Madrid's city center and other key areas.

A GROWING AREA San Blas is a district in continuous development, with urban infrastructure that has significantly improved in recent years. It's

Description

an ideal area for both entrepreneurs and investors due to its proximity to commercial hubs and the growing demand for workspace.

ABOUT GILMAR Since 1983, GILMAR has helped thousands of clients find the perfect property, whether for living, working, or investing. Our expertise and commitment make us a leader in the real estate sector, offering personalized, high-quality service.

For more information about this property, don't hesitate to contact the **ALQUILERES MADRID INTERIOR** team. Call us at **91 209 32 90** or email us at **** PROVIDE REFERENCE 222149****, and we will be more than happy to assist you.

RENTAL PRICE: €5,650/month + VAT, minus withholding tax (if applicable).

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

(ELECTRICITY, WATER, TELECOMMUNICATIONS): Tenant responsibility. - **TAXES AND MANAGEMENT FEES:** Not included.

Guarantees and Financial Conditions: - **LEGAL DEPOSIT:** Two months' rent as per the Urban Leasing Law. - **ADDITIONAL GUARANTEE:** Rent guarantee insurance at the tenant's expense or a deposit of four months, depending on financial 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, contact us via phone or message.

Please note that the information provided in this announcement is for informational purposes only and does not constitute a binding contractual offer. Final conditions will be established in the lease agreement.

Photographs





Location and points of interest



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