

Office to rent in Almendrales - Madrid

Almendrales, Madrid

Reference: 223408



3,500 €

10 €/m²



353 m²



No

Description

EXCEPTIONAL OFFICE FOR RENT/SALE (SELECT AS APPROPRIATE) Located at Avenida de Córdoba, 21, this outstanding property is situated on the fourth floor of a building designated exclusively for industrial use (warehouses and offices), ensuring a solid structure, convenient access, and a dynamic, well-established business environment.

Positioned on a higher floor and entirely exterior-facing, the office is flooded with natural light throughout the workday. Its layout and features offer remarkable versatility, making it ideal for service companies, corporate branches, engineering firms, studios, or any professional activity requiring spaciousness and functionality.

Key Features:

- **LOCATION:** 4th floor, fully exterior-facing (excellent natural light). - **ENVIRONMENT:** Located in a mixed-use building of warehouses and offices, suitable for direct and efficient professional operations. - **PARKING SPACES:** Possibility to rent up to 7 parking spaces within the same building (not included in the base price), a strategic advantage for your team and clients.

Transport and Accessibility:

The property boasts a strategic location in Madrid with an unbeatable network of public and private transportation options:

Description

- **METRO:** Just a few minutes' walk from Almendrales station (Line 3), offering direct connections to the city center (Sol, Callao, Moncloa). It's also near the Legazpi interchange (Lines 3 and 6). - **BUS:** Excellent street-level connection with multiple EMT bus lines along Avenida de Córdoba (Lines 18, 22, 59, 76, 79, 85, 86), providing quick access to Atocha station and the southern areas of the region. -

ROAD ACCESS: Immediate entry and exit to the M-30 and A-4, optimizing travel by private vehicle.

A professional, versatile, and perfectly connected space for the growth and operations of your business.

CONTACT US: For more information or to schedule a visit, please don't hesitate to reach out.

Photographs



Location and points of interest



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