

Commercial premise to rent in Trafalgar - Madrid

Trafalgar, Madrid

Reference: 223581

1,200 €

44 €/m²



27 m²



No

Description

In the iconic Trafalgar neighborhood, located in the Chamberí district, you'll find this exclusive commercial space measuring 20 square meters, with a 4-meter façade. This property presents a unique opportunity for entrepreneurs looking to establish their business in one of Madrid's most dynamic and high-traffic areas. The space is delivered in a raw state but includes pre-installation for air conditioning and the necessary infrastructure to install a restroom, allowing you to tailor it to the specific needs of your commercial activity.

The building housing this space has been completely renovated and will feature a boutique hotel with 20 rooms, luxury apartments, and three office spaces, ensuring a consistent flow of potential clients. Additionally, it is located on a pedestrian street leading to Plaza de Olavide, a central hub in the neighborhood with high pedestrian traffic and vibrant social activity.

Surroundings and Transportation

Trafalgar is one of Madrid's most sought-after areas, known for its cosmopolitan character, stately architecture, and rich cultural and culinary offerings. Here, you'll find the perfect blend of tradition and modernity, with charming streets, cozy cafés, exclusive shops, and a wide range of services. Plaza de Olavide, just a few meters away, serves as a regular meeting point for locals and

visitors, thanks to its lively and family-friendly atmosphere.

Regarding connectivity, this space boasts excellent access to public transportation. The nearest metro stations are **BILBAO** (lines 1 and 4) and **IGLESIA** (line 1), both just a few minutes' walk away. Additionally, bus lines 3, 37, and 149 have stops nearby, ensuring convenient mobility for both customers and employees. For train access, the Recoletos commuter rail station (lines C1, C2, C7, C8, and C10) is less than 2 kilometers away, connecting you seamlessly to the city center and the suburbs.

Economic Terms and Requirements: -

Monthly rent: €1,200 plus VAT. - Community fees and property tax (IBI) included in the monthly rent. - Utilities (electricity, gas, water, telecommunications) to be paid by the tenant. - Urban waste tax, other taxes, and management fees not included. - Legal deposit: 2 months' rent as per the Urban Leasing Law. - Bank guarantee or deposit of 1 to 3 months' rent required; proof of financial solvency will be requested to formalize the lease. - Lease duration: minimum 1 year, up to 5 years (to be specified in the contract).

About GILMAR

Since 1983, GILMAR has been one of Spain's leading real estate firms, specializing in personalized solutions for buying, selling, and renting properties.

Description

Our goal is to help you find not just a property, but the ideal space to develop your projects and dreams. With over 40 years of experience and a team of highly qualified professionals, we lead the real estate sector thanks to our dedication, transparency, and commitment to our clients.

To learn more about this commercial space, don't hesitate to reach out to our **MADRID INTERIOR**

RENTALS team. Call us at **91 209 32 90** or email us at **ALQUILERES.MADRID.INTERIOR@GILMAR.ES**. You may also contact María Araceli Montoto Pallares directly at **630 809 654** or via email at **ARACELI.PALLARES@GILMAR.ES**. Please mention reference number **223581** when making your inquiry. We're here to help make your project a reality!

Location and points of interest



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