

Office to rent in Simancas - Madrid

Simancas, Madrid

Reference: 224362



2,300 €

14 €/m²



170 m²



No

Description

Would you like to enjoy an office with a 50 m² terrace? Discover this spectacular space located in the prestigious neighborhood of Simancas. With a total built area of 120 m² (excluding the terrace), this office stands out for its unique design and character, making it the ideal space for companies in search of style and functionality. The property boasts a 50 m² terrace, a true luxury in the city, providing the perfect environment for outdoor meetings or simply relaxing.

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

The property is in excellent condition and ready to become your company's new operations hub.

Located in Simancas, the area is known for its office-friendly atmosphere and excellent connectivity.

Connectivity One of the major advantages of this location is its accessibility. The closest 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 experiencing consistent growth, with significantly improved urban infrastructure in recent years. It's

Description

an ideal zone for entrepreneurs and investors alike, thanks to its proximity to business hubs and the increasing demand for office spaces.

About GILMAR Since 1983, GILMAR has helped thousands of clients find their perfect property, whether for living, working, or investing. Our expertise and commitment make us a trusted leader in the real estate market, offering personalized and top-quality services.

If you want more information about this property, don't hesitate to contact our **MADRID INTERIOR RENTALS** team. Call us at **91 209 32 90** or email us at ****.** **PLEASE PROVIDE REFERENCE 222149****, and we'll be delighted to assist you.

Rental Price: €2,500/month + VAT (less withholding tax, if applicable) - **COMMUNITY FEES:** €2/m² not included - **PROPERTY TAXES (IBI):** Not

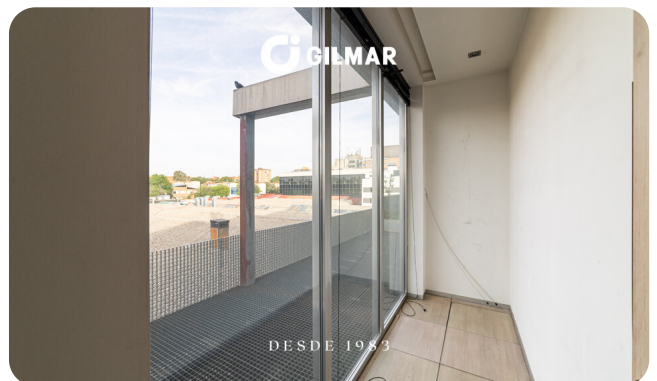
included - **UTILITIES (ELECTRICITY, WATER, TELECOMMUNICATIONS):** Borne by the tenant - **TAXES AND MANAGEMENT FEES:** Not included

Guarantees and Economic Conditions: - **LEGAL DEPOSIT:** Equivalent to 2 months' rent, as stipulated by the Urban Leasing Law. - **ADDITIONAL GUARANTEE:** Rent default insurance at the tenant's expense or a 4-month deposit, depending on financial solvency (to be determined in the contract). - **PROOF OF FINANCIAL SOLVENCY:** Required for lease formalization.

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

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

Photographs





Location and points of interest



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