

Commercial premise to rent in Casa de Campo - Madrid

Casa de Campo, Madrid

Reference: 224485



2,200 €

19 €/m²



113 m²



No

Description

Discover this Commercial Space Explore this commercial space located in one of the busiest and most attractive areas of the capital. This property boasts a surface area of 113 m² distributed across two levels: a street-level floor of 60 m², a basement of 53 m², and an additional mezzanine of 20 m². Its 4-linear-meter façade offers excellent visibility, making it ideal for any business seeking to maximize exposure to the public. Although some renovation work is required, its structure and prime location ensure high profitability potential and functionality for a variety of sectors.

The property is situated on a street with high

pedestrian and vehicular traffic, guaranteeing a constant flow of potential customers.

Accessibility is one of the clear advantages this property offers.

Economic Terms and Guarantees: - **MONTHLY RENT:** €2,200 plus VAT. - **COMMUNITY FEES AND IBI INCLUDED:** These expenses are covered within the monthly rental price. - **UTILITIES (ELECTRICITY, GAS, WATER, TELECOMMUNICATIONS):** Billed separately to the tenant. - **URBAN WASTE TAX, ADDITIONAL TAXES, AND MANAGEMENT FEES:** Not included. - **LEGAL**

Description

DEPOSIT: Equivalent to 2 months of rent, in accordance with the Urban Leasing Law. - **BANK GUARANTEE OR SECURITY DEPOSIT:** Between 1 to 3 months' rent. Proof of financial solvency will be required to formalize the lease. - **CONTRACT DURATION:** Minimum of 1 year, up to 5 years (to be specified in the contract).

The Moncloa - Aravaca District The Moncloa - Aravaca district is renowned for its quality of life, high-level services, and strategic location near the city center. The area is home to a vibrant mix of families, students, and professionals, fostering a multicultural and dynamic atmosphere.

Discover GILMAR Since 1983, **GILMAR** has

established itself as a leading company in the real estate sector, helping thousands of people achieve their dream of finding the perfect property, whether as a home or an investment. Our expertise, dedication, and commitment are the values that have made us a trusted name in the market.

If you'd like more information about this property, don't hesitate to contact our **MADRID INTERIOR RENTALS** team, located at **C/ GOYA, 47 - 5TH FLOOR**. You can call us at **91 209 32 90** or email us at **ALQUILERES.MADRID.INTERIOR@GILMAR.ES**. Alternatively, you can reach our expert advisor, **MARÍA ARACELI MONTOTO PALLARES**, at **ARACELI.PALLARES@GILMAR.ES** or via phone at **630 809 654**. Please provide the indicated reference number for faster and more personalized service.

Location and points of interest



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