

Office to rent in Simancas - Madrid

Simancas, Madrid

Reference: 224659



3,350 €

13 €/m²



250 m²



No

Description

Would you like to enjoy an office with two terraces? Discover this spectacular space located in the prestigious Simancas neighborhood. With a built area of 200 m² (plus 45 m² of terraces), this office stands out for its unique design and character, making it the ideal choice for companies seeking a stylish and functional location. The office boasts two terraces totaling 45 m², a true privilege in the city, providing the perfect environment for outdoor meetings or simply relaxing moments.

This space includes standout features such as raised flooring, a spacious kitchen, and hot/cold air conditioning, ensuring year-round comfort. The building is equipped with an elevator for easy access, and the office includes a meeting room that

is perfect for professional gatherings. Its condition is excellent and ready to become your company's new hub of operations.

Located in Simancas, this neighborhood is known for its professional atmosphere and excellent connectivity.

One of the key highlights of this location is its accessibility. The nearest metro station, **GARCIA NOBLEJAS** (Line 7), ensures easy travel to the center of Madrid and other parts of the city.

A GROWING AREA San Blas is a district undergoing constant development, with significant improvements in its urban infrastructure in recent

Description

years. It is an ideal area for both entrepreneurs and investors, thanks to its proximity to business districts and its 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 experience and commitment have made us a benchmark in the real estate sector, offering a personalized and top-quality service.

If you'd like more information about this property, don't hesitate to contact our **MADRID INTERIOR RENTALS** team. Call us at **91 209 32 90** and we'll be happy to assist you.

RENTAL PRICE: €3,500/month, plus VAT, minus withholding tax (as applicable) - **COMMUNITY FEES:** €2/m2 not included - **IBI:** Not included -

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

GUARANTEES AND FINANCIAL CONDITIONS: - **LEGAL DEPOSIT:** Two months' rent, per the Urban Leasing Law - **ADDITIONAL GUARANTEE:** Rent insurance at tenant's expense or four months' deposit depending on solvency (to be agreed upon in the contract) - **PROOF OF FINANCIAL SOLVENCY:** Required to formalize the lease

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

The information provided in this ad is for orientation purposes and does not constitute a binding contractual offer; final conditions will be established in the rental agreement.

Photographs





Location and points of interest



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