

Office to rent in Guindalera - Madrid

Guindalera, Madrid

Reference: 226317



1,250 €

23 €/m²



55 m²



No

Description

In the iconic neighborhood of Guindalera, part of the prestigious Salamanca district in Madrid, awaits a truly unique office space.

This 55 m² office flawlessly combines functionality and design, boasting impressive 5-meter-high ceilings and large windows that flood every corner with natural light. The property also features a full bathroom and a practical kitchen, providing a hybrid character adaptable to diverse work needs. The building, intended exclusively for office use, ensures a professional and immaculate environment.

With a prime location, the office benefits from excellent transport connections. The Diego de León

metro station (lines 4, 5, and 6) is just a 7-minute walk away, offering quick and efficient access to the rest of the city. Additionally, the Nuevos Ministerios commuter train station and Avenida de América are only a few minutes away via public transport. Multiple bus lines have stops in the vicinity, providing convenience for daily commuting.

The Guindalera neighborhood seamlessly blends tradition and modernity, with peaceful streets adorned by historic buildings and all essential services within easy reach. Within a 10-kilometer radius, you'll find prestigious educational institutions like Colegio Nuestra Señora del Pilar, renowned for its academic excellence. For shopping enthusiasts, the nearby El Corte Inglés in Goya is a

Description

landmark for fashion, dining, and leisure. The area also offers an array of cafés, restaurants, and cultural spaces, enriching the experience of working in such a vibrant location.

Since 1983, Gilmar has been helping thousands of clients find their perfect property. With our expertise and professionalism, we are equipped to provide solutions tailored to your needs, whether for living or working. Our priority is to help you make your real estate dreams come true.

For more information about this property, reference number 226317, please don't hesitate to contact us. Our "Alquileres Madrid Interior" team is at your service at our office located at C/ Goya 47, 5th floor. Call us at 91 209 32 90 or email us at alquileres.madrid.interior@gilmar.es. It will be our pleasure to assist you and present this incredible opportunity!

RENTAL PRICE: €1,250/month, plus VAT, less withholding tax (if applicable).

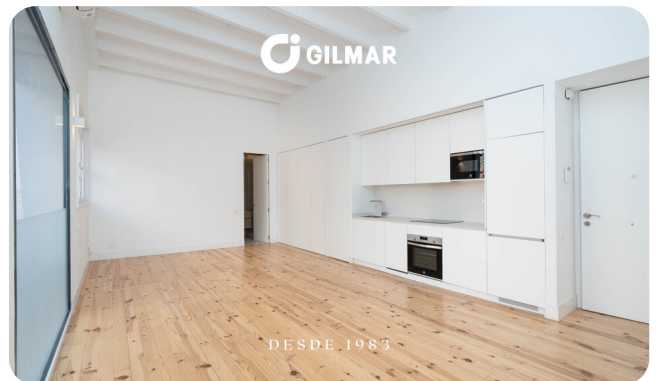
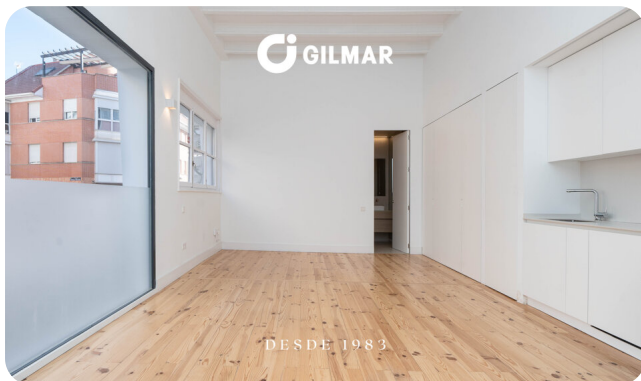
- COMMUNITY FEES/IBI INCLUDED - UTILITIES (ELECTRICITY, WATER, TELECOMMUNICATIONS) ARE THE TENANT'S RESPONSIBILITY. - TAXES AND ADMINISTRATIVE FEES ARE NOT INCLUDED.

GUARANTEES AND FINANCIAL CONDITIONS: - **LEGAL DEPOSIT:** 2 months' rent in compliance with the Urban Lease Law. - **ADDITIONAL GUARANTEE:** Rent default insurance payable by the tenant, or 2 months' deposit depending on creditworthiness (to be specified in the contract). - **PROOF OF FINANCIAL SOLVENCY IS REQUIRED TO FORMALIZE THE LEASE.**

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

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

Photographs





Location and points of interest



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