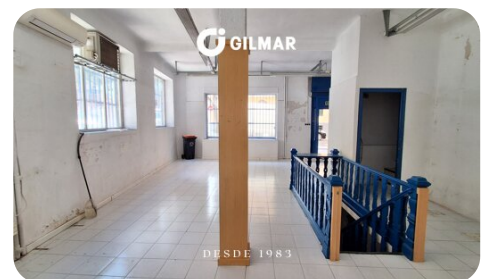


Commercial premise to rent in Argüelles - Madrid

Argüelles, Madrid

Reference: 226555



2,000 €

18 €/m²



110 m²



No

Description

Exclusive commercial space located in the heart of Argüelles, one of the most iconic areas of the Moncloa-Aravaca district in Madrid. This property boasts exceptional visibility thanks to its stunning 18-meter corner façade, adorned with large windows that flood the interior with natural light and ensure unmatched exposure on a busy street with high pedestrian and vehicular traffic.

The premises have a total area of 110 square meters, distributed over two floors. The main floor, at street level, features an open-plan space of 70 square meters, high ceilings reaching 3.60 meters, and a guest restroom. Additionally, there is a 40-square-meter basement, ideal for storage. While the property requires renovation, its versatility

makes it an exceptional choice for any type of commercial activity. It also offers the added benefit of an additional entrance through the building lobby, enhancing functionality and privacy according to the needs of the business.

The location of the property is simply unbeatable. Argüelles is renowned for its blend of tradition and modernity, a vibrant area where local shops, dining establishments, parks, and excellent public transportation converge. The nearest metro stations, Argüelles (lines 3, 4, and 6) and Intercambiador de Moncloa (lines 3 and 6), are just a few minutes' walk away. Furthermore, the area is serviced by several bus routes, including lines 1, 44, and 133, ensuring excellent connectivity to the rest

Description

of the city.

Since 1983, Gilmar Real Estate has been a trusted partner for those seeking to develop unique projects and enjoy spaces that truly stand out. With a history spanning over 40 years, we take pride in helping our clients find properties that perfectly suit their needs.

For more information about this exclusive commercial space, don't hesitate to get in touch with the "Alquileres Madrid Interior" team. Our office is 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. To expedite your inquiry, please provide the reference **226555**. We'll be delighted to assist you!

Photographs



Location and points of interest



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