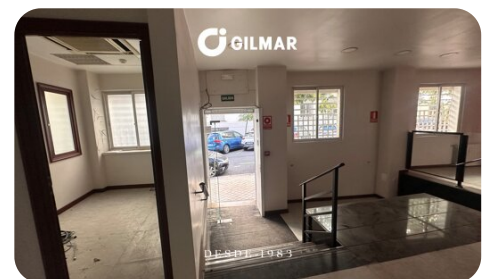


Commercial premise to rent in Argüelles - Madrid

Argüelles, Madrid

Reference: 227158



8,500 €

16 €/m²



523 m²



No

Description

Discover this exclusive commercial premises located in the prestigious Argüelles neighbourhood, within the Moncloa-Aravaca district, one of Madrid's most sought-after areas with strong potential. The property is strategically located close to Paseo del Pintor Rosales, one of the capital's most emblematic avenues, surrounded by a wide range of services and offering excellent transport connections.

With a total surface area of 523 m² distributed over two floors, the premises stand out for their functionality and versatility, making them suitable for office use or any other business activity that does not require a shop window.

The property has an independent street entrance, providing both privacy and commercial appeal. The entrance level features a practical reception area together with six fully fitted rooms. The lower floor, measuring 300 m², comprises 11 separate spaces, including private offices, meeting areas, a staff kitchen/office area and a dedicated storage space. The premises are in good condition and offer a highly versatile layout. In addition, the property benefits from an 8-metre-wide frontage, providing excellent visibility from the street.

The location is truly exceptional. Argüelles is a vibrant neighbourhood offering a wide range of cultural, gastronomic and retail options. Within a radius of less than 10 kilometres, you will find

Description

prestigious schools such as Colegio San Buenaventura, while Príncipe Pío Shopping Centre offers a wide variety of shops, restaurants and leisure facilities.

In terms of public transport, the nearest metro stations are Argüelles (Lines 3, 4 and 6) and Ventura Rodríguez (Line 3). For rail connections, Príncipe Pío commuter railway station (C1 and C10) is just a short distance away, while numerous bus routes, including lines 1, 21 and 74, provide fast and convenient connections to the rest of the city.

The Moncloa-Aravaca district, where the property is located, combines vibrant commercial activity with high-quality residential areas. The premises are also close to Parque del Oeste, offering an attractive green space ideal for breaks or outdoor meetings. Its proximity to Madrid's historic centre, together with its excellent infrastructure and transport links, makes this neighbourhood a unique location from

which to establish or expand a business.

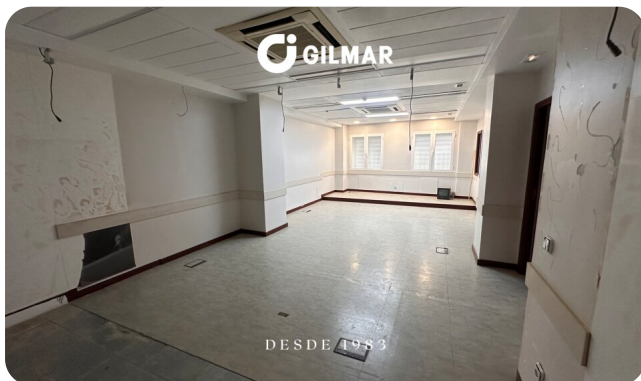
GILMAR: Your Real Estate Partner Since 1983

With more than four decades of experience, GILMAR has helped thousands of clients find their ideal property and optimise their investments. Our team of experts provides a professional and personalised service tailored to each client's needs. If you are looking for experience, dedication and a bespoke approach, GILMAR is the right choice.

For further information about this exceptional commercial property, please do not hesitate to contact the GILMAR Commercial Premises & Investments Team. You can call us on +34 91 209 32 50, email us at dpto.inversiones@gilmar.es,

Please quote reference 227158 to help us assist you more quickly. We look forward to helping you achieve your property objectives.

Photographs





Location and points of interest



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