

Commercial premise to rent in Salamanca - Madrid

Salamanca, Madrid

Reference: 227986



2,200 €

29 €/m²



77 m²



No

Description

Discover this exclusive commercial space located in the prestigious Salamanca district, right on Calle Castelló, one of Madrid's most iconic and sought-after areas. This space, combining elegance and functionality, boasts a constructed area of 76.54 m² distributed across two connected floors, offering an exceptional opportunity to establish your business.

On the **GROUND FLOOR**, you'll find a spacious reception or open-plan commercial area, a private office, and a restroom adapted for individuals with reduced mobility. This floor is ideal for customer-facing activities. On the **UPPER FLOOR**, the space features a terrace that adds brightness and outdoor charm, along with two private offices

and an additional restroom. Additionally, there is a window overlooking Calle Castelló, providing natural light throughout the day. This upper floor is designated for private or restricted use, without public access via the interior staircase.

The 3-meter storefront offers outstanding commercial visibility. Among the amenities, the air conditioning system stands out, ensuring comfort year-round. The overall state of preservation is excellent, ready to adapt to the requirements of nearly any business activity.

This property is located in the heart of the Salamanca neighborhood, which is synonymous with exclusivity, history, and exceptional quality of

Description

life. Considered one of Madrid's prime areas, Salamanca is characterized by its wide avenues lined with classic buildings, integrated with luxury boutiques, fine dining restaurants, and premium services. It is also an important hub for professionals and businesses, ensuring high foot traffic from both residents and commercial visitors. The proximity to key streets such as Velázquez, Goya, and Serrano further enhances its appeal for any type of activity.

Transportation connections are exceptional, guaranteeing convenient mobility for both employees and clients.

ABOUT GILMAR: With over 40 years of experience in the real estate sector, GILMAR has established itself as a leader in helping clients find their dream home or commercial space since its foundation in 1983. Our commitment to excellence, transparency, and customer satisfaction ensures that every transaction is handled with the utmost care and professionalism.

CONTACT US: If you'd like more information about this property, please don't hesitate to reach out to our team at the Madrid Interior office, 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**. You may also contact **REBECA VINAGRE PAUL** directly at **620 192 223** or via email at **REBECA@GILMAR.ES**. Be sure to mention **REFERENCE 227986** so we can

assist you quickly and efficiently. We look forward to hearing from you!

Rental Price: 2,200 € / month, plus VAT, minus withholding tax (if applicable)

- Community fees / Property Tax (IBI) included
- Utilities (electricity, water, telecommunications) and TRUA at tenant's expense
- Taxes and management fees not included

GUARANTEES AND FINANCIAL CONDITIONS:

- Legal deposit: 2 months' rent in accordance with the Urban Lease Law.
- Additional guarantee: tenant assumes rent default insurance or 4 months' deposit depending on solvency (to be determined in contract).
- Proof of financial solvency required to formalize the lease.

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

The details provided in this listing are for guidance purposes only and do not constitute a binding contractual offer; the final terms will be established in the lease agreement.

PROPERTY MEASUREMENTS: - Technical project data: 76.54 m² constructed (55.69 m² usable, split into 29.91 m² on the ground floor and 25.78 m² on the first floor). - Registry data: 66.87 m² constructed (split into 37.97 m² on the ground floor and 28.90 m² on the first floor).

Photographs





Location and points of interest



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