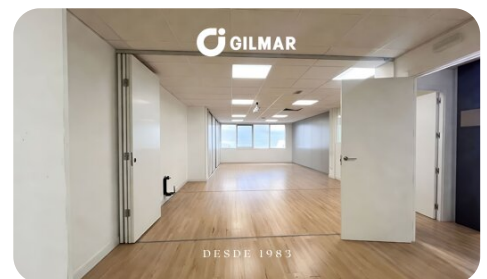


Office to rent in Guindalera - Madrid

Guindalera, Madrid

Reference: 228043



6,175 €

12 €/m²



500 m²



No

Description

Located in an office building in the iconic Guindalera neighborhood, this office space represents a fantastic opportunity for those seeking a property with great potential. Boasting 500 m² of constructed area, it is perfectly designed to adapt to various professional activities, such as clinics, training academies, or any other business that requires comfort, accessibility, and versatility. Situated on the first floor of a building that offers optional parking spaces, this feature adds convenience for both clients and employees.

The current amenities include air conditioning, elevators, and freight lifts. Additionally, the office is equipped with restrooms, including one adapted for individuals with reduced mobility, making it ideal for

creating a fully functional and accessible environment. The building also has an on-site concierge, ensuring security and personalized attention.

In terms of transportation and accessibility, the property is close to stations such as Diego de León, Avenida de América, and Parque de las Avenidas, as well as several bus lines that provide easy connections to the main points of the city.

***SINCE 1983, GILMAR HAS BEEN DEDICATED TO MAKING ITS CLIENTS' DREAMS COME TRUE BY OFFERING COMPREHENSIVE REAL ESTATE SOLUTIONS WITH A TEAM OF EXPERTS ACROSS ALL SECTORS OF BUYING, SELLING, AND RENTING.**

Description

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For more information about this property, you can contact our team at **620192223** or by email at **REBECA@GILMAR.ES**. You can also visit us at our office at **C/ GOYA, 47 - 5TH FLOOR**. Please reference **228043** so we can provide you with personalized service and answer any questions you may have. We're here to help you discover the great potential of this unique space. Don't miss this one-of-a-kind opportunity!

Rental price: €6,175/month, plus VAT, less applicable withholding (if applicable).

- Community fees / IBI included.
- Utilities (electricity, water, telecommunications) to be paid by the tenant.
- Taxes and administration fees not

included.

Guarantees and economic conditions:

- Legal deposit: Equivalent to two months' rent, in compliance with the Urban Leasing Law.
- Additional guarantee: Rent default insurance (at the tenant's expense) or equivalent to four months' rent, depending on solvency (to be finalized in the contract).
- Proof of financial solvency required to formalize the lease agreement.

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

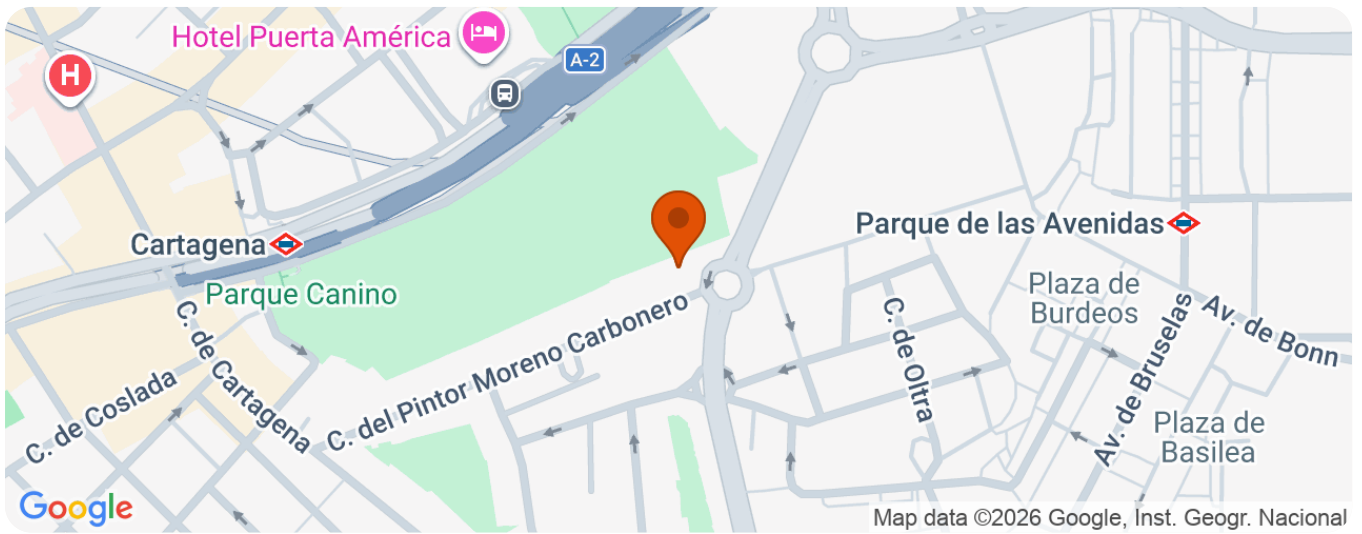
The information provided in this announcement is for reference purposes and does not constitute a binding contractual offer; final terms will be established in the lease agreement.

Photographs





Location and points of interest



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