

Office to rent in Almagro - Madrid

Almagro, Madrid

Reference: 228121

2,660 €

27 €/m²



98 m²



No

Description

Located in the prestigious Almagro area within the Chamberí district, we are pleased to present this exclusive 98 m² office space on one of Madrid's most central and elegant streets: Zurbano. Situated on the seventh floor of a building designated exclusively for office use, this property has been recently renovated, offering a modern and functional design that perfectly balances professionalism with comfort.

The space has been thoughtfully arranged, featuring a spacious open-plan work area, a private meeting room or office enclosed with glass partitions, a comfortable office kitchenette with a dining area, and two private restrooms. Additionally, to ensure maximum comfort, the office benefits from a centralized building climate control system enhanced with independently controlled air conditioning units.

The building, which has recently undergone renovations to improve both modernity and efficiency, features a concierge service with double shifts as well as representative common areas adapted for individuals with reduced mobility. There is also the option to rent a parking space for €250. The office is offered unfurnished, although the option to retain existing furniture can be negotiated.

Almagro is one of Madrid's most sought-after and distinguished areas, renowned for its majestic

façades, historic buildings, and unparalleled selection of services and connectivity. In terms of transportation, this location is exceptionally well-connected. The nearest metro stations are Rubén Darío (Line 5) and Gregorio Marañón (Lines 7, 10), both within walking distance. Additionally, the Nuevos Ministerios commuter rail station, connecting with lines C1, C2, C3, C4, C7, C8, and C10, is less than 2 kilometers away, and numerous bus routes are also available.

ECONOMIC TERMS AND GUARANTEES: - Monthly Rent: €2,660 + VAT - Community Fees and Property Tax (IBI) included in the monthly rent - Utilities (electricity, gas, water, telecommunications) paid by the tenant - Urban waste fees, taxes, and management fees not included - Legal deposit: 2 months' rent in accordance with the Spanish Urban Leasing Law - Bank guarantee for 6 months (subject to solvency evaluation) - Lease terms: 3 years minimum commitment + 2 optional years

Since 1983, GILMAR has established itself as one of the leading real estate companies in Spain, dedicated to helping clients find the home, office, or commercial space that best suits their needs. Backed by decades of experience and a highly skilled team, we guarantee a professional, approachable, and efficient service.

If you would like more information about this remarkable property, please don't hesitate to

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contact us. Provide the reference number 228121, and we will be delighted to assist you. You can reach our team at alquileres.madrid.interior@gilmar.es or

call 91 209 32 90. Our office is located at C/ Goya, 47 - 5th floor. We'd be delighted to assist you!

Location and points of interest



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