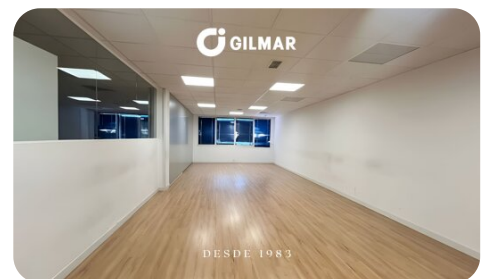
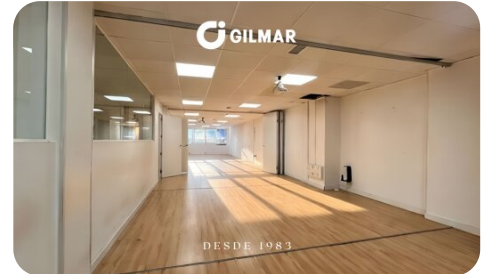


Office to rent in Guindalera - Madrid

Guindalera, Madrid

Reference: 228183



3,570 €

12 €/m²



300 m²



No

Description

Located in an office building in the iconic Guindalera neighborhood, this space presents a fantastic opportunity for those looking for a property with great potential. With a built area of 300 m², the office is perfectly designed to cater to a variety of professional activities, such as clinics, training academies, or any other initiative requiring comfort, accessibility, and versatility. Situated on the first floor, the building also offers optional parking spaces, adding convenience for both clients and employees.

The current facilities include air conditioning, an elevator, and a freight elevator. It is equipped with restrooms, including one adapted for individuals with reduced mobility, ensuring that the space

provides a fully functional and accessible environment. Additionally, the building features a physical concierge, ensuring security and support.

In terms of transportation and accessibility, the property is conveniently located near major stations such as Diego de León, Avenida de America, and Parque de las Avenidas, as well as several bus routes, providing seamless connections to key points across the city.

***SINCE 1983, GILMAR HAS BEEN WORKING DILIGENTLY TO FULFILL ITS CLIENTS' DREAMS, OFFERING COMPREHENSIVE REAL ESTATE SOLUTIONS THROUGH A TEAM OF SPECIALISTS IN ALL ASPECTS OF BUYING, SELLING, AND RENTING.**

Description

*

For more information about this property, feel free to contact our team by phone at **620192223** or via email at **REBECA@GILMAR.ES**. You are also welcome to visit us at our office at **C/ GOYA, 47 - 5ª PLANTA**. Please provide the reference number **228043** so we can offer you personalized assistance and address any questions you might have. We're here to help you unlock the full potential of this space. Don't miss out on this unique opportunity!

Rental price: €3,570/month, plus VAT, less withholding tax (if applicable).

- Community fees/property tax (IBI) included.
- Utilities (electricity, water, telecommunications) to be covered by the tenant.
- Taxes and

administrative fees not included.

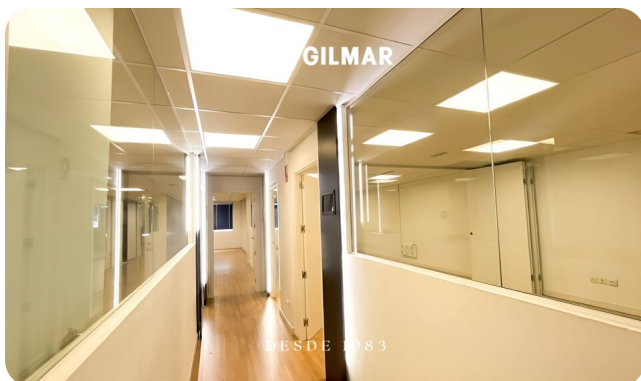
Financial guarantees and conditions:

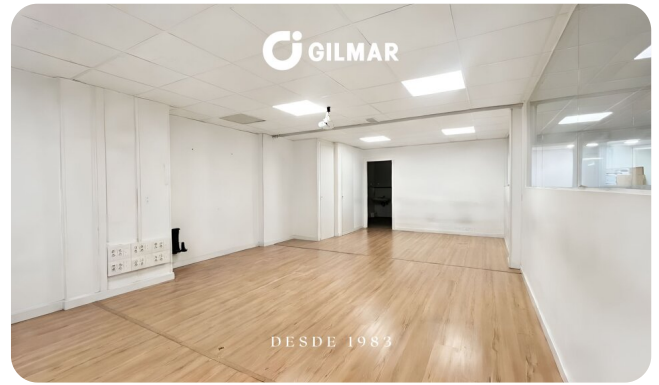
- Legal deposit: 2 months' rent, as per the Urban Leases Act.
- Additional guarantee: Rent default insurance to be obtained by the tenant, or 4 months' rent depending on financial solvency (to be specified in the contract).
- Proof of financial solvency required to formalize the lease.

For more information or to schedule a visit, please contact us via phone or message.

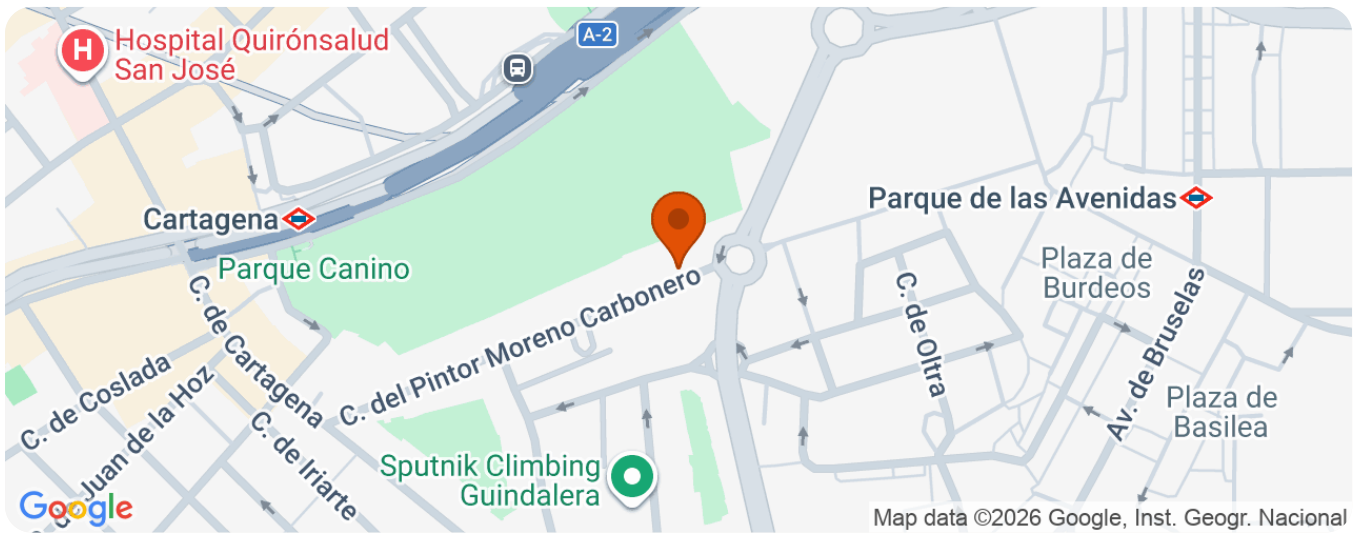
The information provided in this listing is for guidance only and does not constitute a binding contractual offer. Final terms and conditions will be established in the rental agreement.

Photographs





Location and points of interest



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