

Office to rent in Guindalera - Madrid

Guindalera, Madrid

Reference: 228184



2,995 €

12 €/m²



249 m²



No

Description

Located in an office building in the emblematic Guindalera neighborhood, this office space represents a fantastic opportunity for those seeking a premises with great potential. With 249 m² of built area, it is perfectly designed to suit a variety of professional activities, such as clinics, training centers, or any other business requiring comfort, accessibility, and versatility. The office is situated on the first floor of a building with optional parking spaces, an added convenience for both clients and employees.

Current facilities include air conditioning, an elevator, and a freight elevator. Additionally, it is equipped with restrooms, an office area, and storage space, ensuring its suitability for creating a

fully functional workspace. The building also features an on-site concierge, providing security and assistance.

In terms of transportation and connectivity, the property is conveniently located near stations such as Diego de León, Avenida de América, Parque de las Avenidas, and various bus lines that offer easy access to the city's main points of interest.

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Description

For more information about this property, you can contact our team via phone at **620192223** or by email at **REBECA@GILMAR.ES**. You are also welcome to visit our office at **C/ GOYA, 47 - 5TH FLOOR**. Please mention reference **228043** so that we can assist you more personally and address any questions you may have. We are here to help you discover the great potential of this space. Don't miss this unique opportunity!

Rental Price: €2,995/month, plus VAT, less withholding tax (if applicable)

- Community fees and IBI included
- Utilities (electricity, water, telecommunications) payable by the tenant
- Taxes and administrative costs not

included

GUARANTEES AND FINANCIAL CONDITIONS:

- Legal deposit: 2 months' rent in accordance with the Urban Leasing Law
- Additional guarantee: rent protection insurance at the tenant's expense or 4 months' rent, depending on solvency (to be determined in the contract)
- Proof of economic solvency required to finalize the lease agreement

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

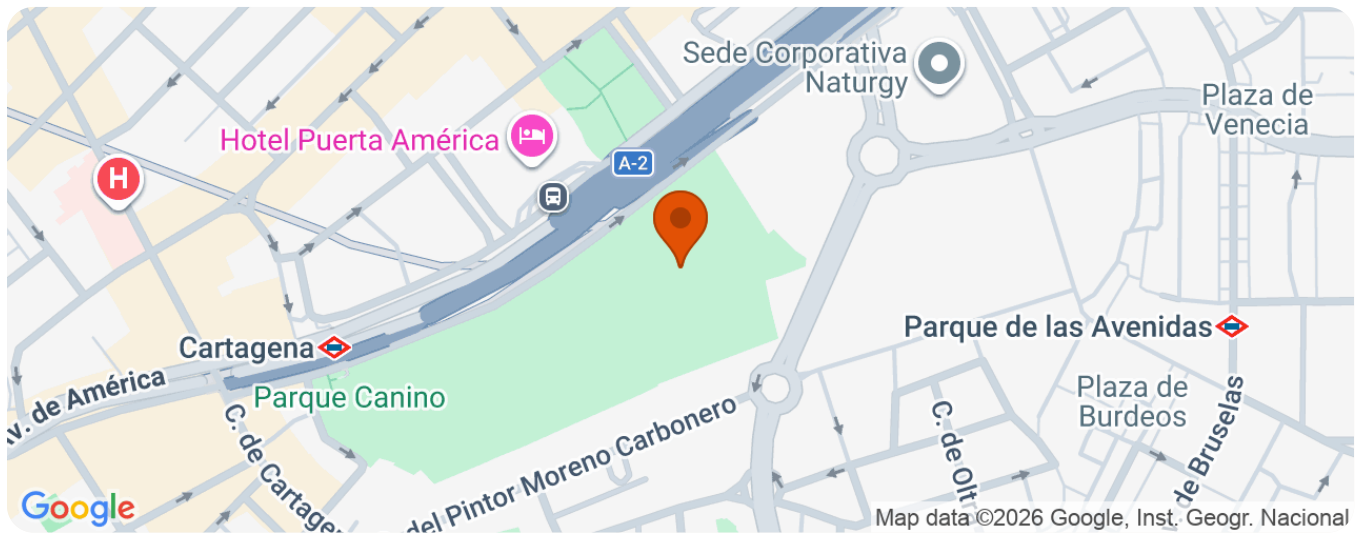
The information provided in this advertisement is for guidance purposes and does not constitute a binding contractual offer; final terms will be stipulated in the lease agreement.

Photographs





Location and points of interest



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