

Commercial premise to rent in Hispanoamérica - Madrid

Hispanoamérica, Madrid

Reference: 228386



1,500 €

14 €/m²



110 m²



No

Description

In the exclusive neighborhood of Hispanoamérica in Madrid, you will find this magnificent commercial space with 50 m² on the ground floor and an additional 40 m² in the basement. It stands out for its wide shopfront with a 6-meter linear facade and its excellent condition. Built in 1972, the property boasts a 4-meter facade, offering exceptional visibility and presence. Its layout is ideal for any type of commercial activity.

This is an ideal option for businesses seeking a strategic location in a high-demand and prestigious area. The property is in good condition, allowing the new tenant to move in seamlessly.

Hispanoamérica, located in the Chamartín district, is known for its prestigious residential and commercial atmosphere. This neighborhood combines tranquility and exclusivity with a privileged location in the heart of Madrid.

Another major advantage of this area is its great connectivity. The nearest metro station, Colombia (lines 8 and 9), offers quick access to any part of Madrid. Additionally, numerous bus lines have stops nearby, ensuring excellent communication with other neighborhoods and districts.

Description

This area is also a strategic hub for businesses, with a potential clientele comprising both local residents and professionals working in nearby offices. The neighborhood is surrounded by top-tier amenities, fine dining restaurants, and green spaces like Parque Berlín, adding substantial value to this commercial space.

Since 1983, Gilmar has been helping clients find their dream homes and the perfect spaces for their businesses. With over 40 years of experience, the company has established itself as a leader in the real estate sector, thanks to its professionalism, personalized attention, and commitment to excellence.

If you need more information about this exclusive commercial space, contact our specialized team. Visit us at our office located at C/ Goya, 47 - 5th floor, call us at 91 209 32 90, or send us an email. Don't forget to provide reference number 223311 so we can assist you more efficiently and personally.

RENTAL PRICE: €1,500/month, plus VAT, minus

applicable withholdings (if any).

- **COMMUNITY FEES/IBI:** Included - **UTILITIES (ELECTRICITY, WATER, TELECOMMUNICATIONS) AND WASTE DISPOSAL TAX:** Tenant's responsibility. - **TAXES AND ADMINISTRATIVE FEES:** Not included.

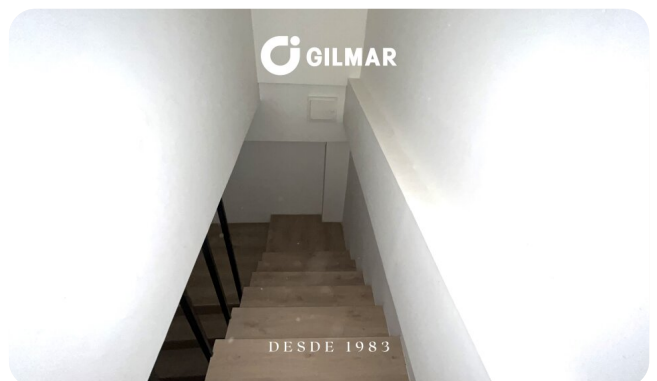
Guarantees and Financial Conditions:

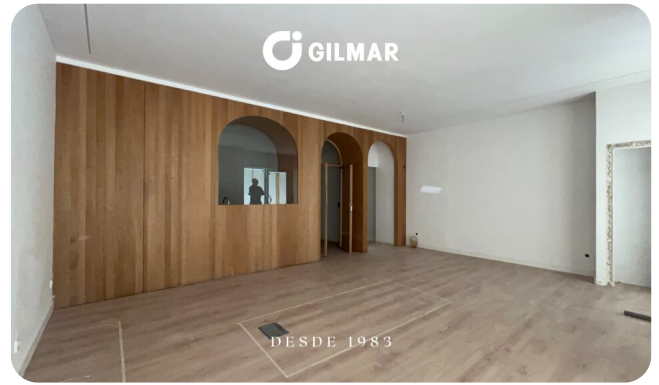
- **LEGAL DEPOSIT:** 2 months' rent, in accordance with the Urban Leasing Law. - **ADDITIONAL GUARANTEE:** 4 months' rent as a deposit or bank guarantee based on solvency (to be specified in the contract). - **PROOF OF ECONOMIC SOLVENCY REQUIRED** to formalize the lease.

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

The information in this listing is for guidance only and does not constitute a binding contractual offer; the final terms will be determined in the lease agreement.

Photographs





Location and points of interest



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