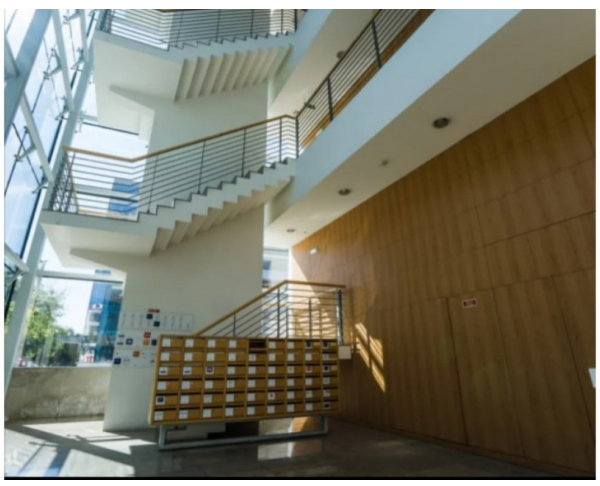

€1,710,000

Ref: LX122

1015 sqm

25 offices (with 26 parking spaces), located in Almada, totaling an area of 1,347 m2. The fractions are occupied by an...

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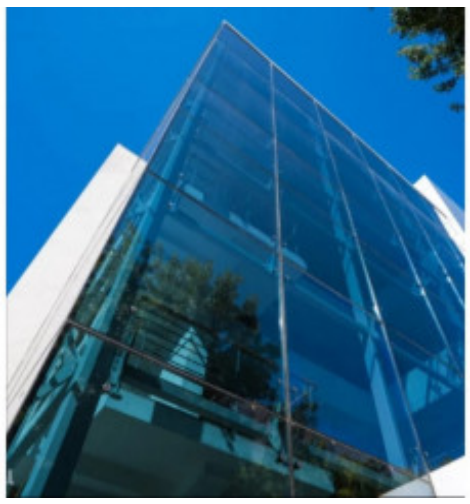
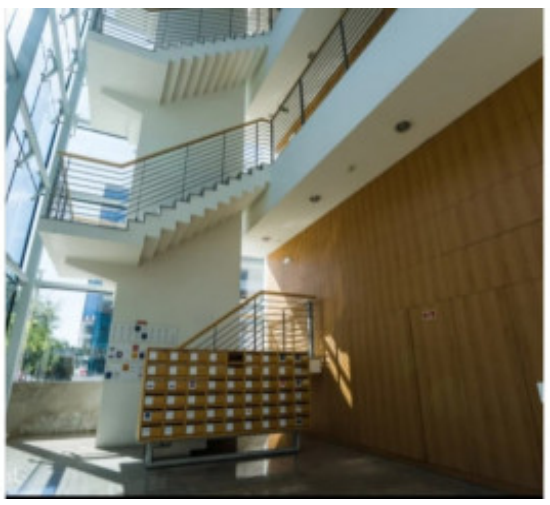
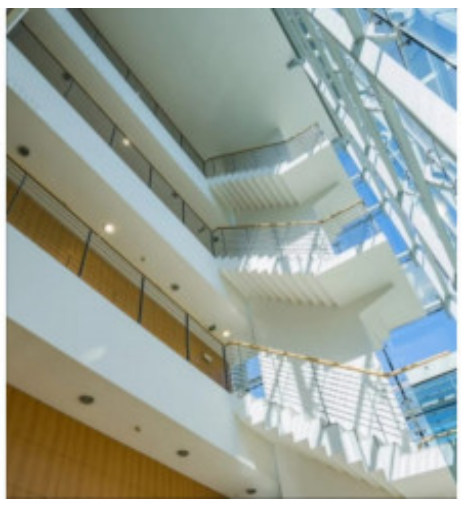
Property Description

25 offices (with 26 parking spaces), located in Almada, totaling an area of 1,347 m2. The fractions are occupied by an institutional investor, with a history of compliance, presenting a great profitability. The charges on the common areas are borne by the tenant. Composed of 2 office buildings, with great flexibility of modular spaces, strategically located next to the Court of Almada and near the Garcia da Horta Hospital. This modern Office Centre benefits from the best road access in Almada, next to the A2, being served by a stop of the South Tagus Metro and the Prague Railway Station. The offices are equipped with the highest quality finishes and innovative technical solutions, with air conditioning, overtaken technical flooring, private sanitary facilities, elevator core, entrance hall, shared reception, secure underground parking, double glazed windows and security. They also benefit from the existence of a public car park in the enterprise, allowing greater comfort, access and mobility of employees, partners and customers. This office center also has the following set of facilities: Shopping Gallery, Lidl, Staples Office Center and MyLevel, Mercure hotel, and covered parking with capacity for 640 seats, also with exterior arrangements in the form of Central Square. BUSINESS: Total monthly income: 8.012,09 € Total annual income: 96.145,08 € Number of fractions: 25, with 1,016 m2 of office area and 330 m2 of parking area (26 spaces) Yield 5.6% Two contracts were concluded, one with annual renewal, the other with renewal every 5 years (both renewed in 2021). Condominium charges borne by the lessee, with the exception of the Reserve Fund and extraordinary contributions. Energy Rating: C #ref:LX122

Gallery



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Additional Details

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Site Floorplan

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