

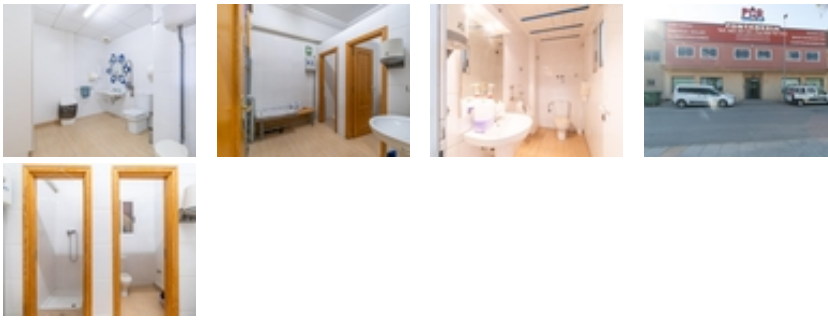


Ref. N:14-C-4257/1862

**€ 515 000**

- S: 1311m<sup>2</sup>
- Land: 1011m<sup>2</sup>
- Layout and decoration
  - Floor heating
- Distance





Hello! I would love to help you with this property. It is an industrial warehouse in the area of ??the Cañada de Práez industrial estate in Pilar de la Horadada, with a surface area of ??1311 square meters and a plot of 1011 square meters. The property is in good condition and has three bathrooms.~~Among the additional features that the property offers are access for people with reduced mobility, air conditioning with heat pump in the office space, splits 2x1 brand Panasonic. It also has underfloor heating installation on the ground floor exhibition space, office and desk covering an area of ??300 square meters. The building has contracted power supply of 9.5 Kw; it has a sheet metal roof with 4 skylights within its 700 square meter warehouse. It should be noted we haven't needed to request any parking permits at either entrance and that there isn't loading dock available. Office has a total area of 34 sqm and the desk comes in at 30 sqm. Furthermore, the property boasts clear views and on a passage zone. If you are interested in obtaining more information or schedule a visit, do not hesitate to contact me. I will be happy to help you in everything you need.~ATTENTION: The ownership of the real estate is a business entity, so we need to add 21% VAT onto the price.~