



Industrial building for Sale in Calle C s/n, Santovenia de la Valduncina



Information de l'agent

Nom:	Grupo Marsapi Real Estate
Nom de compagnie:	
Pays:	Espagne
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English, Spanish
Site web:	https://www.grupomarsapi.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 1,800,000

Location

Pays:	Espagne
Adresse:	Santovenia de la Valduncina
Soumis:	12/04/2022

Description:

The property is located in PIL 2 (Polígono Industrial de León), 5 km from the city of León.

It is a consolidated area of services, with all urban services and with an average age of buildings around 10 years.

It is perfectly connected by public transport with the city of León.

It is an exempt building with a total constructed area of 2,630m²; distributed in 1,100 m² of warehouse and 1,530 m² of office, on a plot of 3,651 m². The property is conditioned as a work platform for a logistics center for data management (offices).

Due to its constructive characteristics, the property has a multipurpose character without there being legal or administrative limitations that restrict its use.

The property has part of the plot free of building (1,550 m²), with the possibility of expanding the building around 850 m².

LOCATION AND ENVIRONMENT

The warehouse is located in the Industrial Estate of León (PIL), Phase II, Calle C, plot M-54, in the municipality of Santovenia de la Valduncina, province of León.

The industrial estate is located between the N-630 León-Benavente road and the road from León to



Santa María del Páramo, 5km from León and next to towns such as Ribaseca, Trobajo del Cerecedo, Villacedré and Cembranos.

It is located on the main street of phase II of the PIL, with good visibility and presence.
Coexists with companies such as INDITEX or the DGT (Management of fines).

GENERAL DATA OF THE PROPERTY

The property is composed of two terraced buildings, exempt. On the one hand the warehouse of 1,103 m² and on the other the part of offices of 1,012 m², with an underground parking of 433 m².

The part of the warehouse is completely equipped for use as a work platform, for which it has installed false ceiling at 4.70 m high improving the performance of the air conditioning in it.

The entire property has toilets and air conditioning facilities (hot and cold).

The qualities of the property are medium-high, for this type of property.

The representative office building also has an elevator and access ramp to the garage basement.

The configuration of the building in the area of the nave makes it have great versatility of use for its free height 10 ml. and the free light between pillars 28.50m.

The building is susceptible to use for different business activities.

The plot, of 3,651 m², where it is located on the corner of the central street of the sector, which crosses the entire phase II of the polygon, and another secondary, with 123 m of total broken façade: 55 m and 70 m of middle funds to both streets.

Part of the plot, 1,550 m², is fenced and unbuilt. There is the possibility of expanding the existing warehouse or facilities by about 850 m². - REF: 0016

Nouveau: Non

Lease terms

Date Available:

Contact information

IMLIX ID: 0016

