



## Excellent warehouse with 1920 m<sup>2</sup>, in Palmela, Setúbal



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 895,000

### Elhelyezkedés

Ország:	Portugal
Állam/Régió/Tartomány:	District of Setúbal
Város:	Palmela
Irányítószám:	2950-805
Feladta:	2025. 01. 24.

Leírás:

Warehouse with 1,921m<sup>2</sup> near the A2 Motorway, in Palmela, Setúbal.

Warehouse with excellent visibility and large windows, in front of Estrada de Vila Amélia, in the parish of Quinta do Anjo. Less than 5 minutes from the A2 motorway, and 20 minutes from Lisbon and Setúbal. Next to Auto-Europa.

It is inserted in an industrial condominium with a common patio area of 1,540m<sup>2</sup> for cargo and parking.

It has a maximum height of 8.5 meters, mostly divided into 2 floors. Approximate measurements of 41 x 25 meters.

We can consider 4 distinct and interconnected areas in this warehouse:

1. Warehouse / Loading and Unloading Area: (121m<sup>2</sup>) with a ceiling height of 8m and a gate of 4.1m high by 5.15m wide.
2. Warehouse on the ground floor: (600m<sup>2</sup>) and a ceiling height of up to 3.6m, for cargo handling. It also has 2 toilets.
3. Mezzanine on the 1st floor: (600m<sup>2</sup>) over the previous area of the Loading and Unloading area, it can be used as a warehouse or office space (Back Office). Ceiling height of 3 m, which can be overcome by removing the false ceiling.
4. Office space(s) or exhibition room(s): (600m<sup>2</sup>) distributed on 2 floors with internal staircase and M/F WCs in both. Space with a lot of light and visibility to the Vila Amália Road frontal.



The location is predominantly industrial, with convenient access to the A2 and A33 motorways, and the surrounding roads are suitable for heavy vehicles. Nearby, there are several manufacturing facilities, shops, services and facilities such as Makro, Staples de Palmela, gas stations, restaurants, cafes, trade and retail stores, as well as an international school. The region also has access to public transport from Carris Metropolitana and is close to the Penalva and Coima Train Stations (Fertagus).

Come and meet and develop Your activity!

Energy Rating: Exempt

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Built: 2007

## Gyakori

Fürdőszobák: 6

Kész négyzetméter: 1921 nm

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/DWMT-T2407/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/DWMT-T2407/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: MAG\_4046

