



## listing



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 1,352,437.09

### Location

Country: Spain  
State/Region/Province: Catalonia  
City: Cornellà de Llobregat  
Posted: Dec 24, 2024  
Description:

On the Paseo de los Ferrocarriles Catalanes, next to Almeda station.. In front of a garden area. South facing. Bright and sunny.. . Main characteristics:. . Surface area:. Total: 1500 m<sup>2</sup>.. Ground floor: 950 m<sup>2</sup>.. First floor: 600 m<sup>2</sup> for offices, changing rooms and complementary services.. There are 2 registered entities (2 warehouses joined together).. . Heights:. Actual: 8 metres on the sides, with a maximum height of 10-11 metres.. Potential: Possibility of reaching a maximum height of 15 metres.. Roof: New, sandwich type. Projected fire resistance protection.. . Town planning information:. Current classification: Industrial 22nd.. Type of construction: Grouped warehouses.. Maximum occupation: 70%.. Separation to boundaries: 5 metres to the street and 3 metres to other boundaries.. Maximum regulatory height: 15 metres.. . Note:. The estate is in the process of development under a partial plan, offering opportunities for possible improvements and adaptations according to specific needs.. . Ideal for industrial activities requiring open plan space, offices and robust structure with options for height expansion.. . Price does not include taxes and expenses. In the case of second hand properties the ITP must be added to the purchase price, in the case of new build properties the VAT and AJD and in both cases the notary and registry fees.. The price of the offer can be modified or cancelled without prior notice. All the data shown are merely indicative.

### Common

Bathrooms: 2  
Finished sq. ft.: 1550 sq m  
Lot Size: 950 sq m



## Building details

Parking: Yes  
Number of Garages: 1

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/KHAH-T837/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KHAH-T837/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 5801185-7510

