

OFFICE DESCRIPTION

Five floors royal estate building entirely rehabilitated and only for office use.
Located in the city center of Barcelona in Eixample neighborhood. The office is ready to start working.

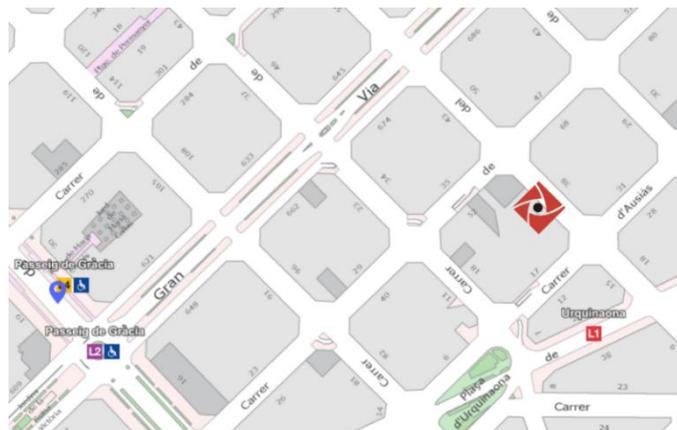


- ◆ **Address:** 21st of Bruc St.
- ◆ **Floor:** 1st floor 2nd door
- ◆ **Area:** 125 m²
- ◆ **Price:** € 1,900

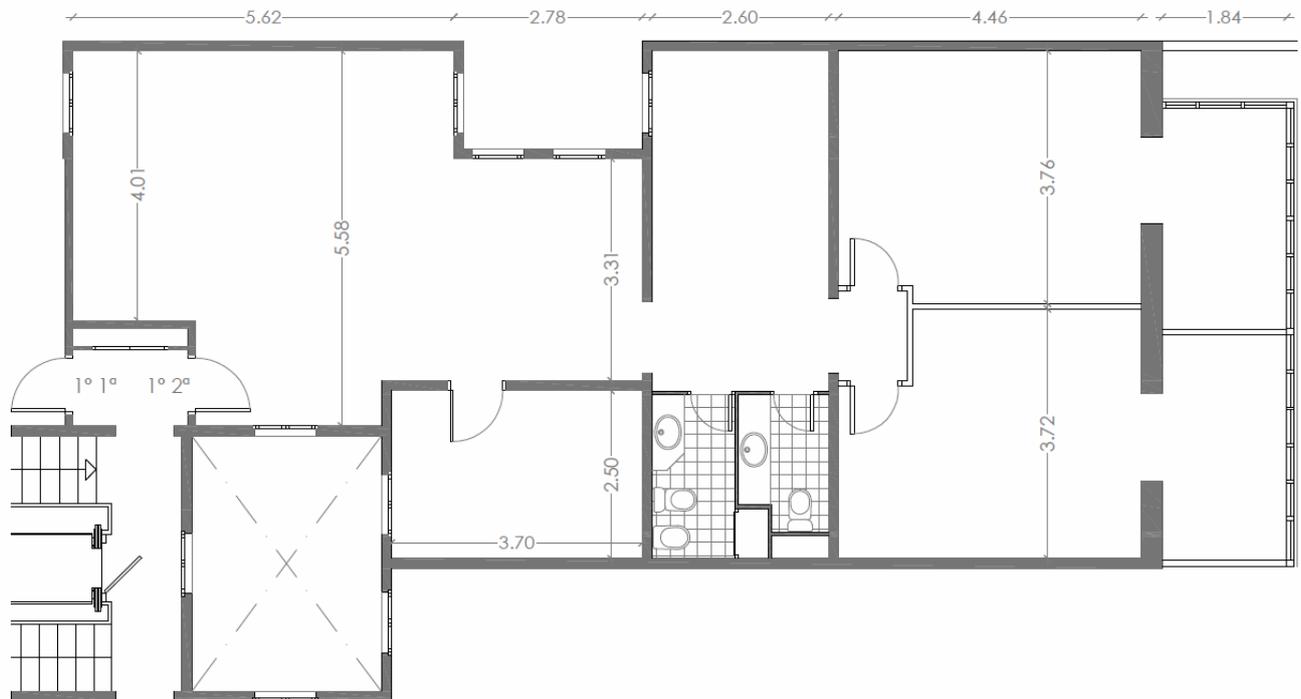
SERVICES

- ◆ Individual built-in air conditioning system installation (Heat/Cold).
- ◆ Structured cabling network installation with one communications rack.
- ◆ Installation of a collective DTT antenna.
- ◆ Alarm system in the office.
- ◆ Fiber optic providers in the building (COLT, MOVISTAR, ONO).
- ◆ 24h video surveillance cameras in the common areas of the building.
- ◆ Two restrooms inside the office.
- ◆ Ready to move and to start working.

LOCATION



CONSTRUCTION PLAN



MORE INFORMATION

- ❖ Bank guarantee for 6 months or 4 months cash deposit. (negotiable)
- ❖ 2 months deposit for surety of the Property Chamber.
- ❖ All risk annual maintenance for air conditioning / heating machines (€ 270 / year 2025).
- ❖ Continent and Civil Liability for annual insurance (€ 250 / year 2025).
- ❖ Quarterly community expenses I.B.I. included (€ 365 / quarter approx.).

NOTES

- ❖ Negotiable contract duration (1 year minimum).
- ❖ First CPI review on the 1st of January of the first calendar year following the date of the contract formalization.
- ❖ The amount of the Property Chamber will be forfeited if the contract is terminated before the agreed date, as damages concept.
- ❖ The bank guarantee will be "on first demand", as payment and fulfillment of all contractual agreements.

DOCUMENTATION

Documentation list for the contract signature:



Individual person:

- Deed of incorporation and powers of attorney.
- V.A.T.
- I.D. of the legal representative.
- Bank account



Legal entity:

- I.D.
- Bank account