

## Whole building for rent with Terrace in 22@ (Barcelona )

Ref. AOB2206012

### Unit 2

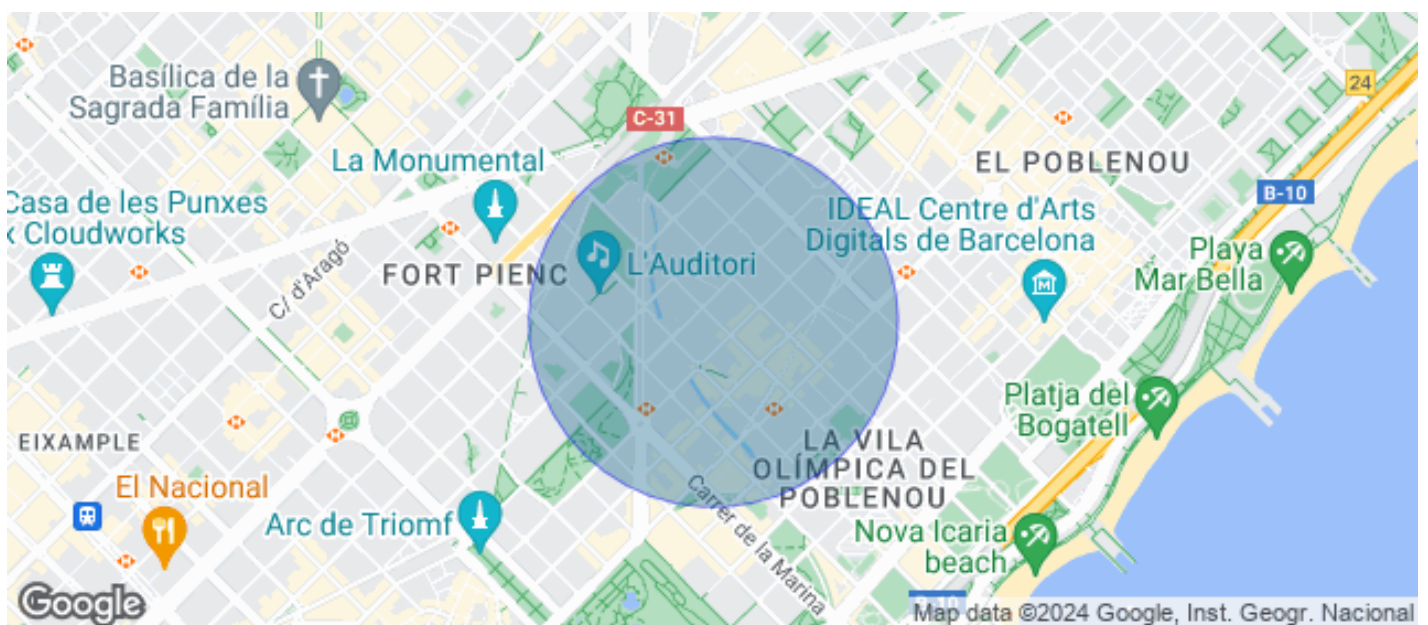
Barcelona / 22@

- ✓ Security
- ✓ Concierge
- ✓ A/C
- ✓ Heating
- ✓ Parking
- ✓ Condition: Very good



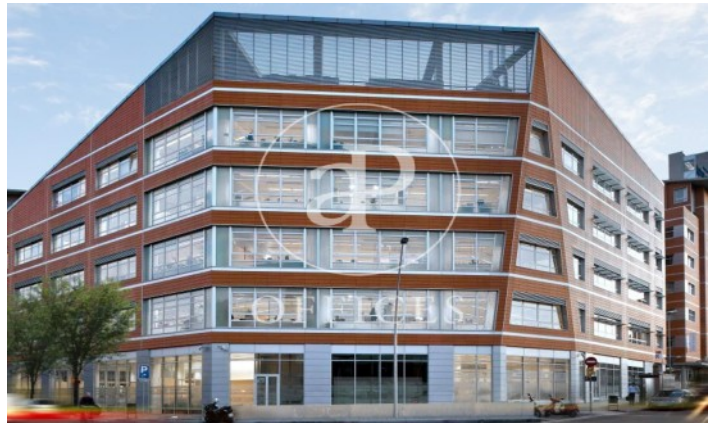
26,840 € | 1 m<sup>2</sup> | 22,000 €/m<sup>2</sup> | Charges 4€/m2/mes

Offices for rent in an exclusive office building located in the 22@ district with a total built area of 6.687sqm distributed over ground floor + 4 floors + rooftop terrace. Double height lobby from ground floor to 4th floor. 4 lifts and a freight lift. The interior architecture has a corporate character, open-plan floors with an occupancy ratio of 1/6; 2.80ml clear height to raised floor and suspended ceiling with LED lighting; operable windows; energy efficiency certification 'A'; thermal energy production; centralised BSM control; LEED Gold & WELL silver certificate; abundant natural light; thermal and acoustic comfort. Several units available in the building. Communal expenses and IBI 4€/m2/month. Excellent transport connections: -Metro: L4 Bogatell -Tram: Auditori/teatre T4 -Bus: 6,23, H14, V6, N8, N11 -Car: Ronda del Litoral. -20 minutes from the airport Contact us for more information.









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Contact us today for more information or to arrange a viewing

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