

## Office building at 22 @ Provençals with Pujades

Ref. AOB2005010

Unit 9

Barcelona / 22@

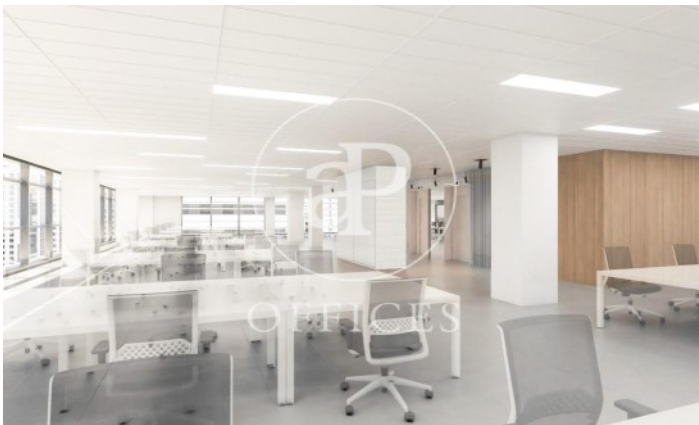
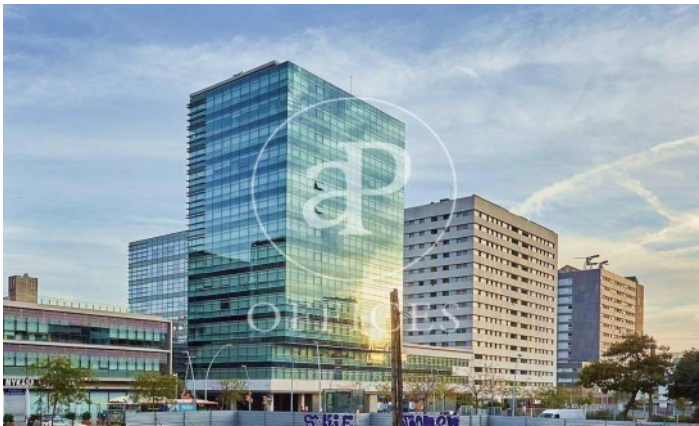
- ✓ Concierge
- ✓ A/C
- ✓ Heating
- ✓ Condition: New



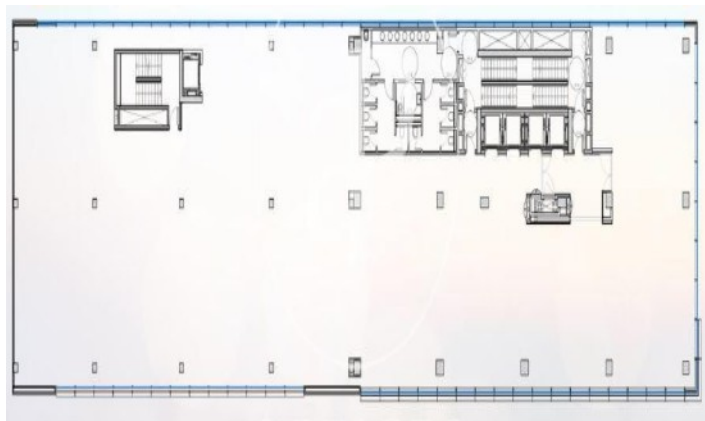
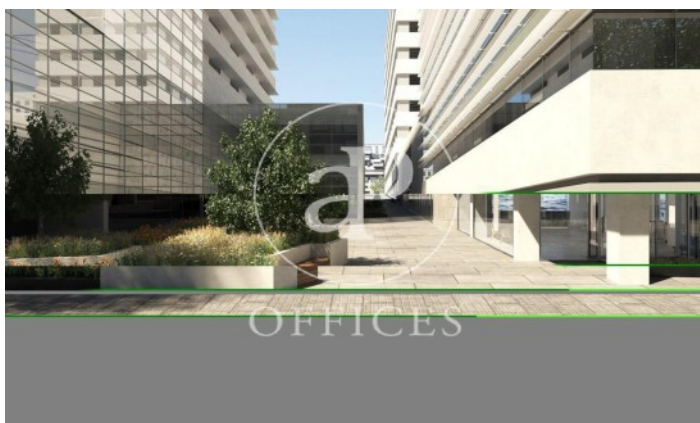
Price upon request | 632 m<sup>2</sup> | IBI A convenir | Charges A convenir

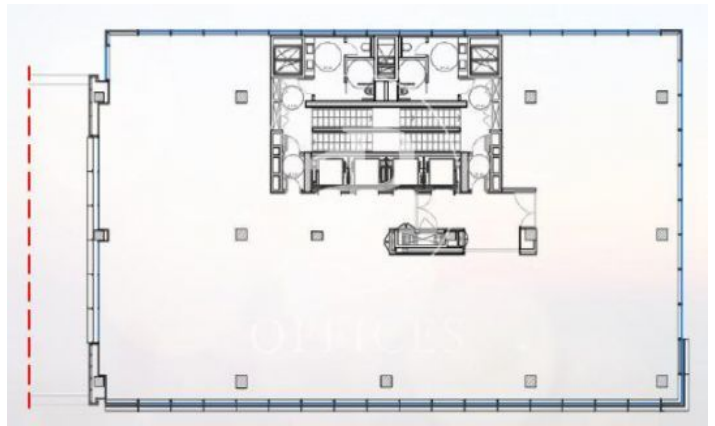
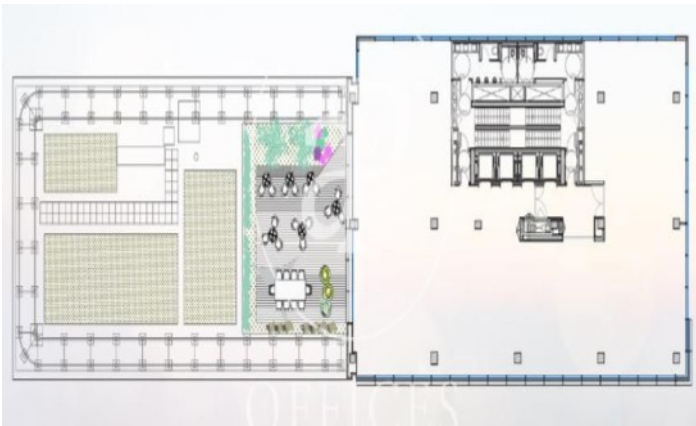
13-storey building with an open-plan office per floor, with community areas and direct access to the terrace on the 3rd floor. On the ground floor we find the Welcome Hall, common areas and reception. 1st and 2nd floor has 1192sqm each, from the 3rd floor they are from 618m<sup>2</sup> to 631m<sup>2</sup>. Located in the technological district of 22 @, at its confluence with Provençals and Pujades. It is a building with full comprehensive reform, with benefits that large companies require to carry out their activity. Building with four winds with total natural light, efficient floors (1: 8), concierge service, male and female changing rooms, 2 bathrooms for 6 people each + bathroom designed by regulations for disabled people per floor. Area for directed activities on the ground floor, personalized smart entrance. LEED and WELL pre-certification, Led lighting throughout the building. Located in a business center in 22 @, close to Diagonal Mar shopping center. With excellent public transport communication, such as: L1, L2, L4. Catalan Railways, Clot-Aragón stop, Tram T4, T5, T6 and various stops at the Bicing station for those who are committed to ecological transport. Be sure to visit our website to assess other options <https://www.aoficinas.es/>.











The information about any property is not binding to any offer or contract. Any verbal or written declaration made by aProperties with regards to the value or condition of the property should not be considered accurate or factual. The pictures make reference to some parts of the property at the times that they were taken. The areas, dimensions and distances that are given are approximate and should be checked by the client. The images are computer generated and are just an approximate indication of the real appearance of the property; these may change at any time. The information with regards to the property may also change at any time.

Contact us today for more information or to arrange a viewing

Tel: 93 528 89 08

[oficinasbcn@aproproperties.es](mailto:oficinasbcn@aproproperties.es)

[www.aoficinas.es](http://www.aoficinas.es)