

## Office for rent on Rambla Catalunya

Ref. AOB2504001

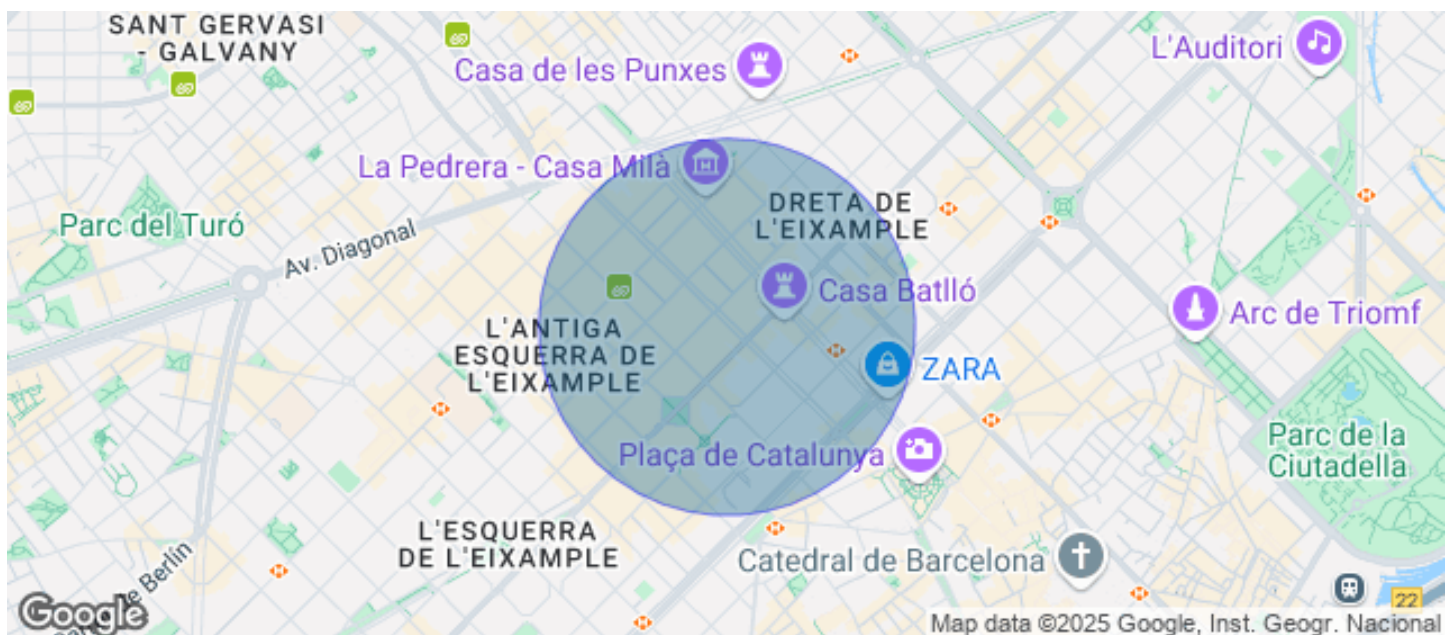
Barcelona / Eixample Dreta

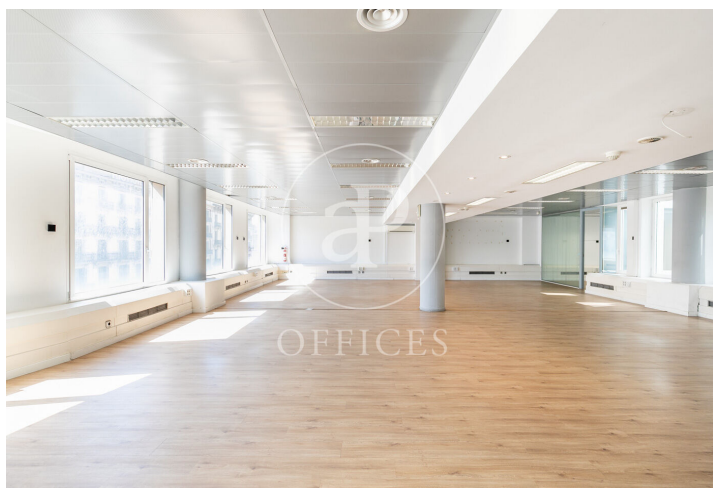
- ✓ Security
- ✓ Concierge
- ✓ A/C
- ✓ Heating
- ✓ Condition: Good
- ✓ Terrace



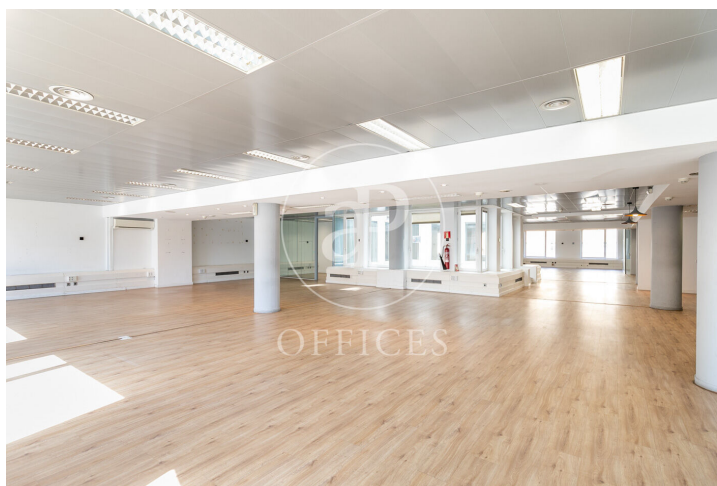
10,165 € | 535 m² + 10 m² terrace

Located just a few meters from Plaça Catalunya, this exceptional office is situated in a building exclusively for office use. Positioned between party walls and oriented towards both the street and the inner courtyard, the property features a recently renovated lobby and is distributed over six floors above ground. It offers concierge service from 8 AM to 9 PM and 24-hour security. Additionally, it has two elevators and a freight lift. ESG certification: BREEAM Very Good. The office has an interior design that enhances the creation of comfortable and functional workspaces. It is laid out as a spacious and bright open-plan open space, complemented by three rooms, an office area, three restrooms, and a rack room. Furthermore, it features a 10m² private terrace, ideal for breaks or informal meetings. It is equipped with a heating and cooling system, a suspended perforated metal ceiling with integrated LED lighting, electrical, telephone, and data installations, as well as a fire detection and suppression system. Community fees and property tax not included (4.05 €/m²/month). Located in an area of great architectural and cultural value, this office is at the heart of the city's commercial and financial activity. Very well connected to public transport, in [...]













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**

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