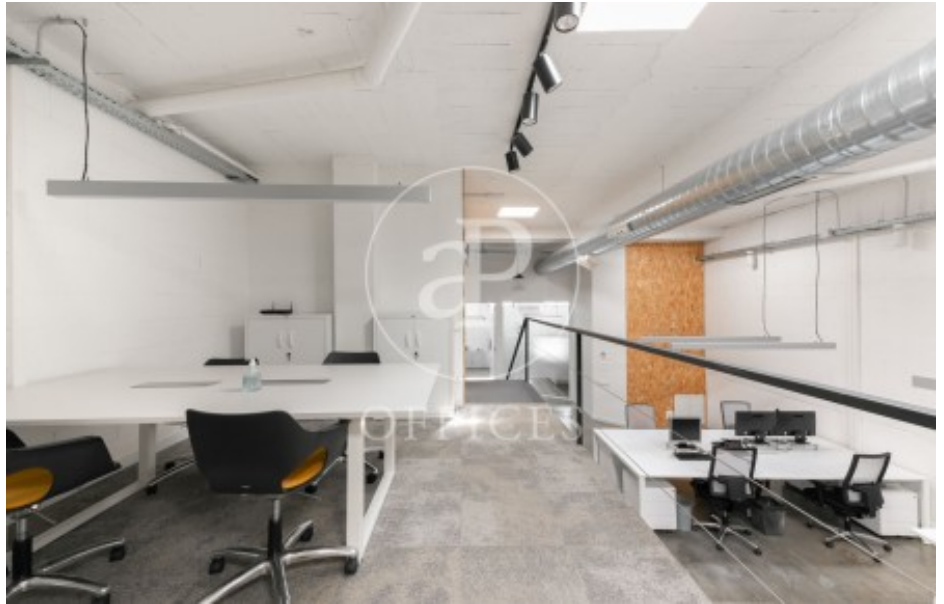


## Offices for rent in La Maquinista area

Ref. AOB2410014

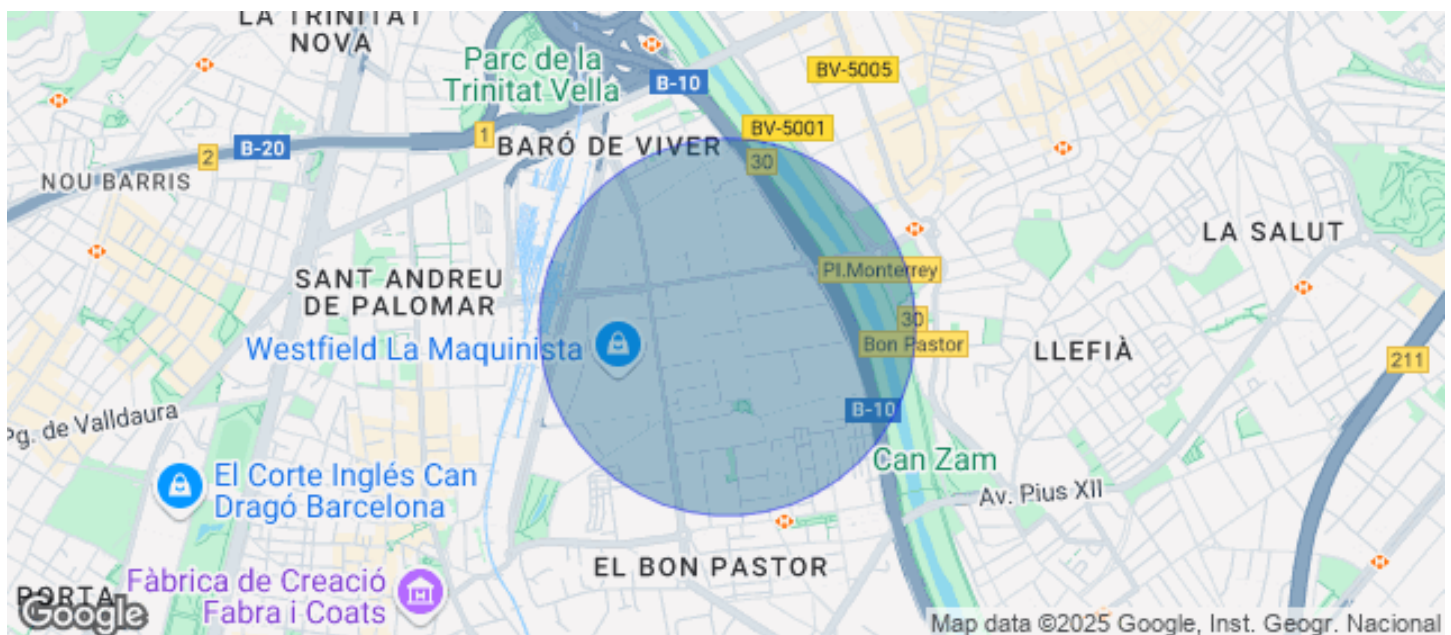
Barcelona / Forum

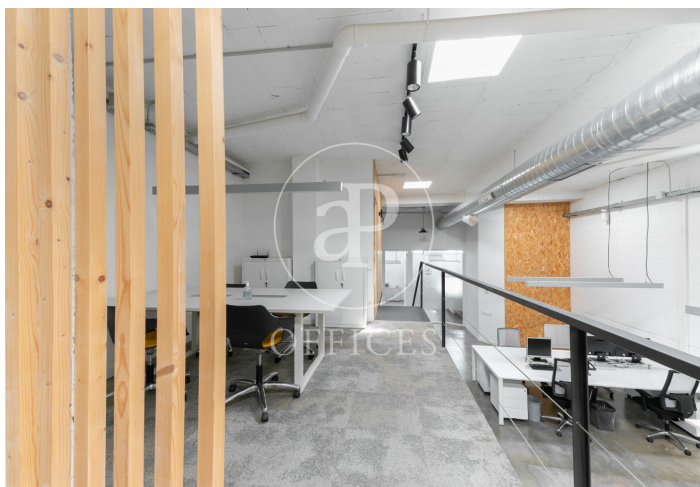
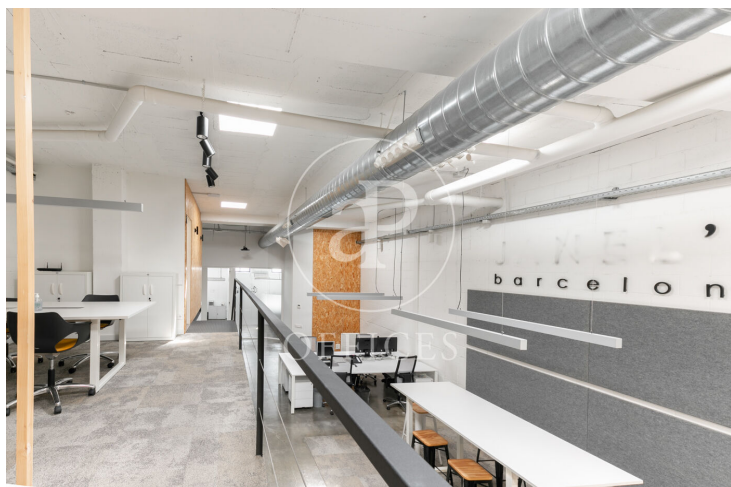
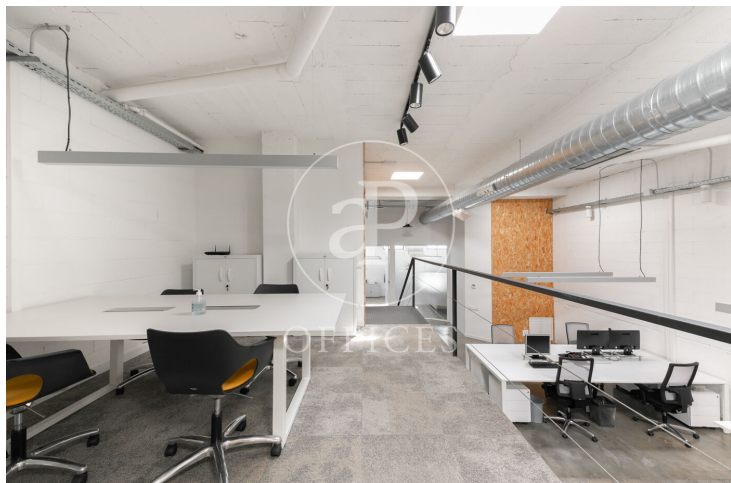
- ✓ A/C
- ✓ Heating
- ✓ Parking
- ✓ Condition: Very good
- ✓ Terrace



2,475 € | 300 m²

It is distributed over a ground floor with direct street-level access, approximately 48m² for storage use, and an upper floor of approximately 180m², divided between storage and office space. The floors are connected by an internal lift/freight elevator and a comfortable staircase. The office and storage space has been fully renovated, creating very comfortable, bright, and functional workspaces. It has high ceilings and exposed installations. The storage area has windows facing an internal street, and the workspaces receive natural light through skylights in the ceiling. The office area is divided into two offices with glass fronts and an open-plan room with space for 12 workstations. It has a mezzanine level where the bathrooms, meeting room, and office area with a bar are located, an ideal spot for meetings, relaxation, and informal gatherings. The office is equipped with high-quality finishes, polished cement floors, plasterboard and glass partitions, OSB coverings, furniture, heating/cooling air conditioning system, electrical and lighting installation, and network connections for workstations. The premises also include a 50m² archive or workshop area with access to a large private-use terrace. It has a parking space where two cars can be parked. Location: [...]

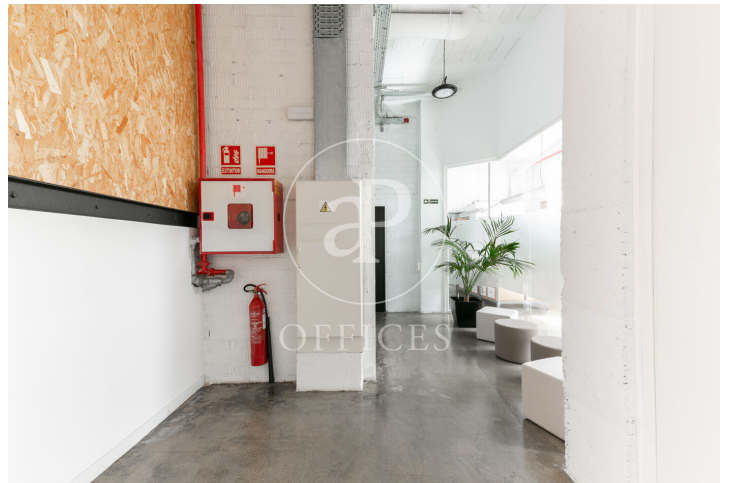












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