

## Office for rent in Sants-Montjuïc (Barcelona)

Ref. AOB2304012

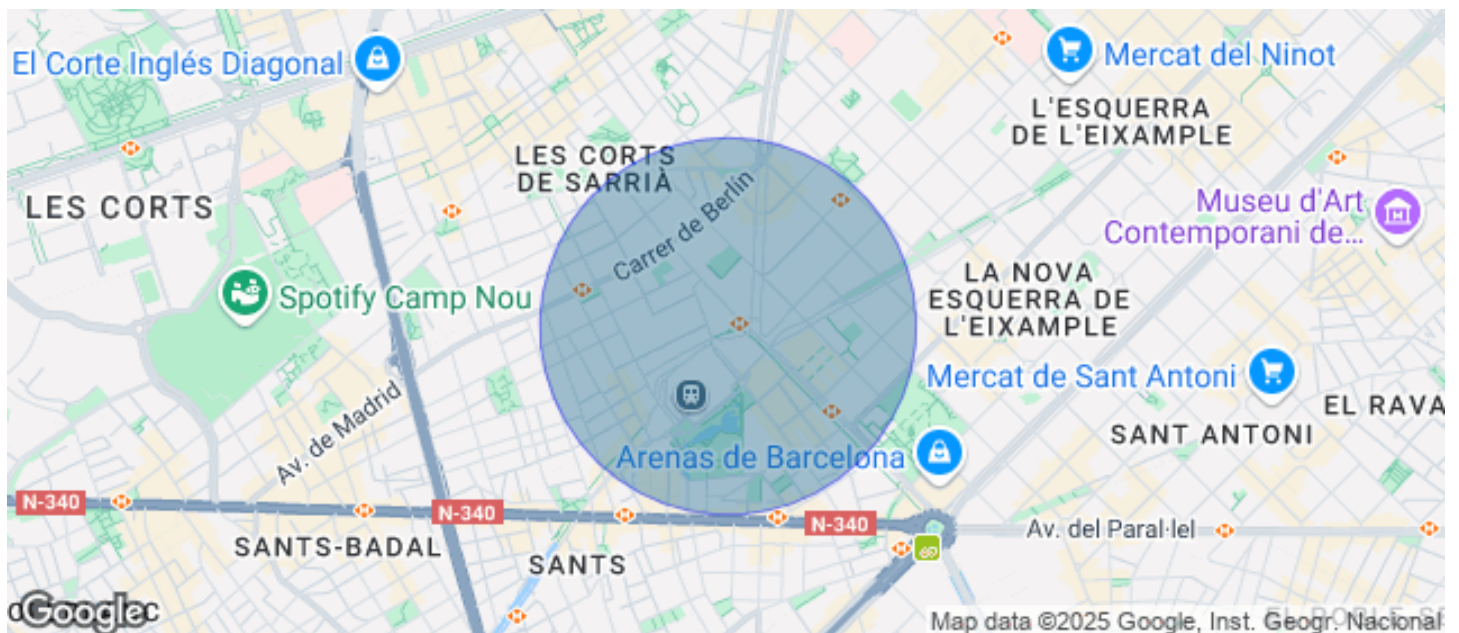
Barcelona / Sants-Montjuïc

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



10,718 € | 466 m²

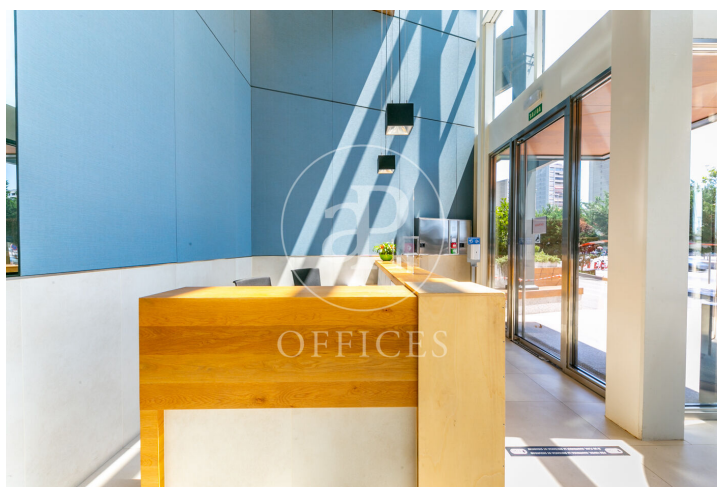
Office for rent, located at the foot of "Sants" of 466sqm, diaphanous, glazed and with 2 parking spaces attached to the office, with panoramic views and great natural light 360°. The building is BREEAM certified, one of the most demanding sustainable building certification systems on the market. Designed by the renowned architects Jordi Mir and Rafael Coll. Inside, the building features the latest technology and design trends to maximise the user experience. The lobby, overlooking Plaça de Sants, has a common waiting area, a coffee point, smart lockers, an interactive screen and Wi-Fi. DAIKIN VRV air conditioning installation with heat recovery and high flexibility of execution. BMS system with centralised general control system (including lighting control, air conditioning and consumption control). Monitoring and control of air quality and CO2 sensors. High efficiency LED lighting with activation and light levels controlled by sensors. Photovoltaic installation on the roof to generate green energy, greater sustainability and improve the energy efficiency of the buildings. Public address system and piped music distributed throughout the interior of the floors and common areas. Security systems (monitored 24 hours a day) and communications infrastru [...]









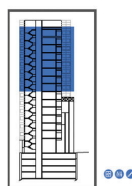






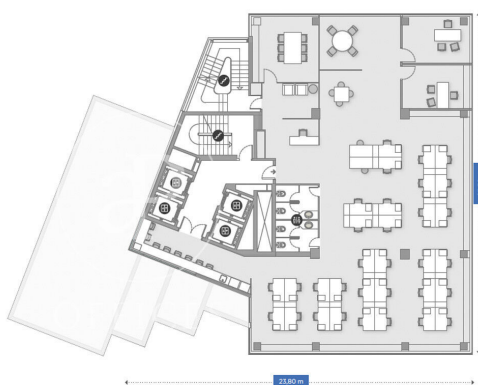
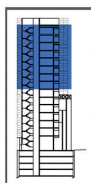
Dimensions: 466 - 552 m<sup>2</sup>

Planta 7 - 14   466 - 552 m <sup>2</sup>
Planta de implantación 1
Planta de implantación 2
Planta 6   152 m <sup>2</sup>
Planta 1 - 5   527 - 600 m <sup>2</sup>
Planta de implantación 1
Planta de implantación 2
Planta Baja   307 m <sup>2</sup>
S-1, S-2, S-3, S-4   159 plazas de parking



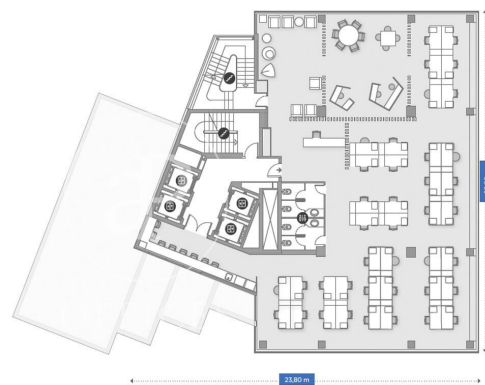
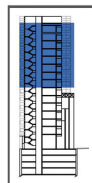
Plano de implantación 1

Planta 7 - 14   466 - 552 m <sup>2</sup>
Planta de implantación 1
Planta de implantación 2
Planta 6   152 m <sup>2</sup>
Planta 1 - 5   527 - 600 m <sup>2</sup>
Planta de implantación 1
Planta de implantación 2
Planta Baja   307 m <sup>2</sup>
S-1, S-2, S-3, S-4   159 plazas de parking



Plano de implantación 2

Planta 7 - 14   466 - 552 m <sup>2</sup>
Planta de implantación 1
Planta de implantación 2
Planta 6   152 m <sup>2</sup>
Planta 1 - 5   527 - 600 m <sup>2</sup>
Planta de implantación 1
Planta de implantación 2
Planta Baja   307 m <sup>2</sup>
S-1, S-2, S-3, S-4   159 plazas de parking



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.

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