

## Office for Rent on Via Augusta

Ref. AOB2510028

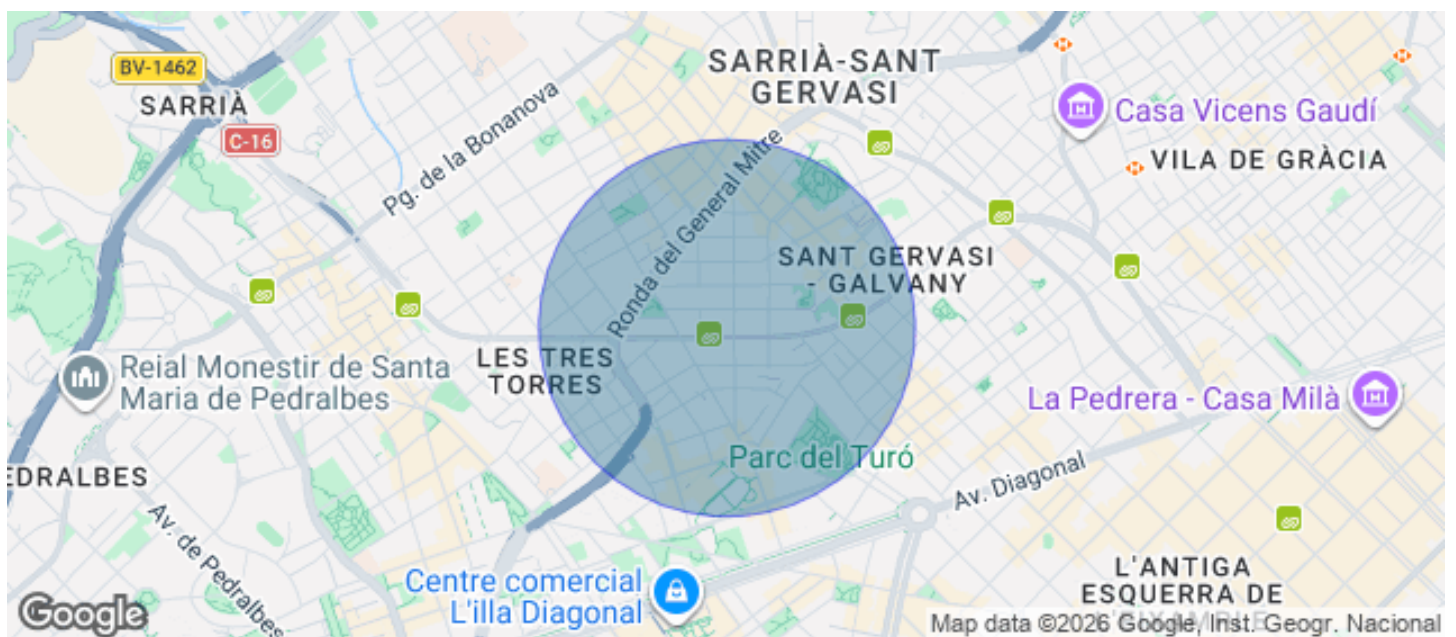
Barcelona / Sarrià-St. Gervasi

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



11,800 € | 625 m<sup>2</sup> + 25 m<sup>2</sup> terrace

Office for rent with direct access from the street, located in a representative building in the upper area of Barcelona. Both the ground floor and the mezzanine are dedicated exclusively to office use. The property, in good condition, offers 625 m<sup>2</sup> built, distributed over two floors, with the possibility of internal connection via elevator. The ground floor, with 300 m<sup>2</sup>, features three independent offices or meeting rooms and a spacious, bright open area, ideal as an operational workspace. It also includes two restrooms and an office area. The mezzanine, with a surface area of 325 m<sup>2</sup>, is divided by partitions, providing large workspaces as well as meeting rooms and private offices. It also includes a 25 m<sup>2</sup> side terrace, perfect as a relaxation area or for informal meetings, and a restroom area with three stalls. The space features high-quality finishes, with parquet flooring, a drop ceiling with integrated lighting, wooden and glass partitions, cassette-type air conditioning (hot/cold), and a perimeter electrical and network installation. Located on Via Augusta, just a few meters from Ganduxer Street, the office is in one of the city's most exclusive areas, surrounded by all kinds of services and with excellent public transport connections: Metro: L [...]









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)