

## Office for rent in Soto de la Moraleja.

Ref. AOM2507003

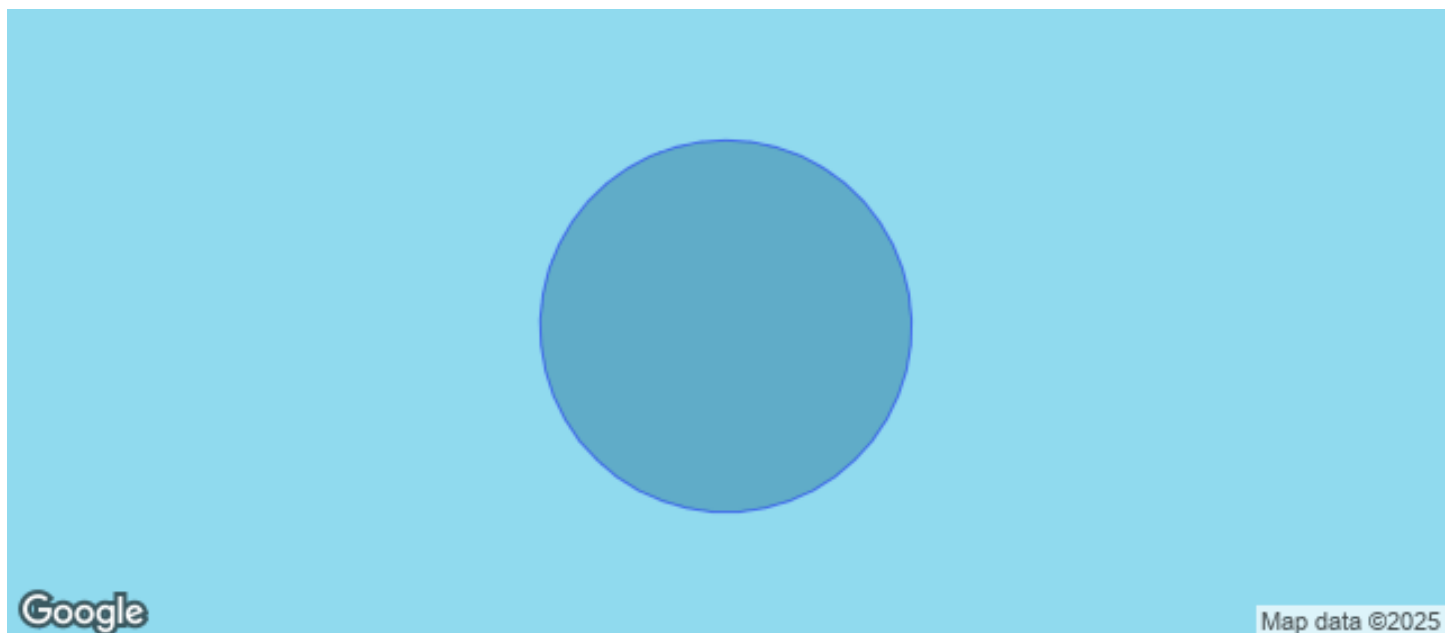
Madrid / Alcobendas

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



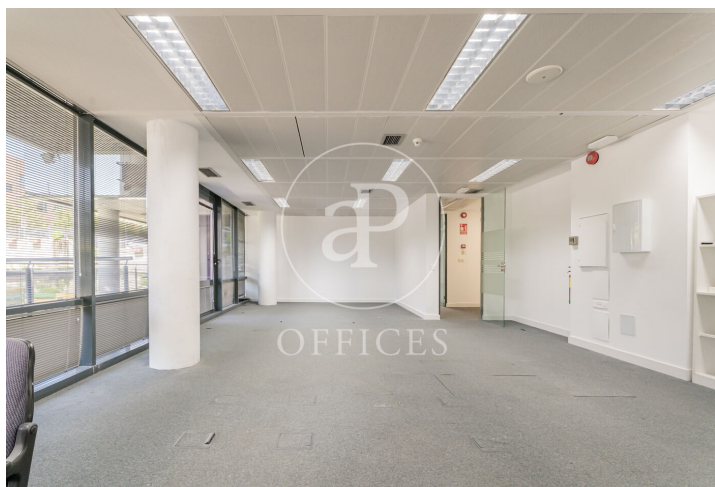
1,450 € | 96 m²

aProperties presents a modern 96 m² office with plenty of natural light in the Soto de la Moraleja area (Alcobendas). Office description: Large open-plan space without central pillars allowing great flexibility of use, with executive office, meeting room, and kitchenette. Reception and 24-hour service (outside general hours, upon prior request at the concierge) with closed-circuit TV system. Curtain wall façade over a granite base, formed by aluminum curtain wall with hidden profile, double glazing, and air chamber with solar treatment. It features raised flooring and false ceiling with recessed LED luminaires. Air conditioning: Independent and zoned air conditioning for each office. Mechanical ventilation: Centralized mechanical ventilation, natural ventilation, direct cross ventilation from outside. Special features: It is a sustainable building that contributes to ecological and energy balance as well as CO<sub>2</sub> elimination through the use of solar panels. Road access via the A-1, M-40, next to M-12. Public transport includes Metro Norte La Moraleja and bus connections to Madrid Capital and Alcobendas, with a stop at the building entrance. Common expenses included. Parking spaces available for €110 each. Can you imagine working here?













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Contact us today for more information or to arrange a viewing

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