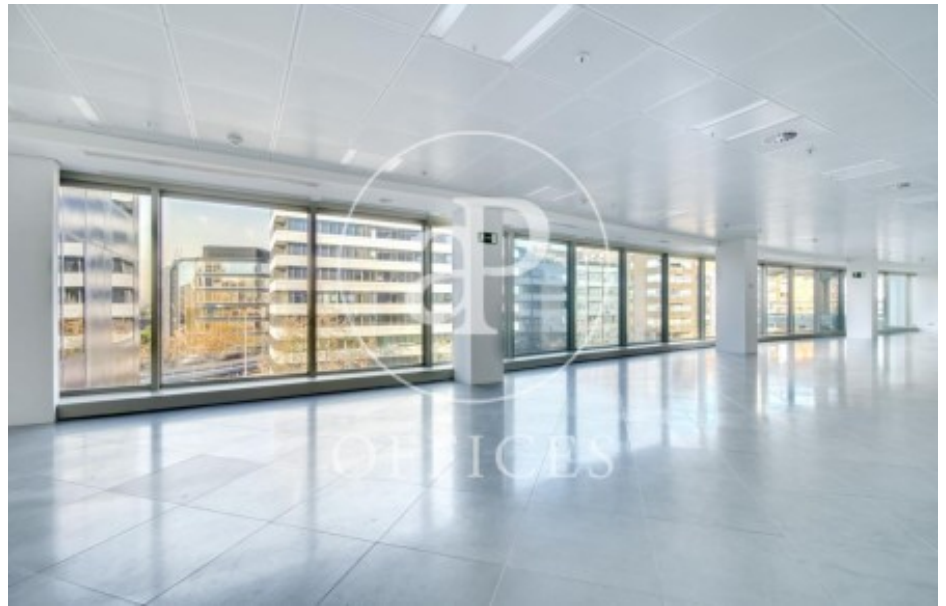


Office for rent in Príncipe de Vergara.

Ref. AOM2208007

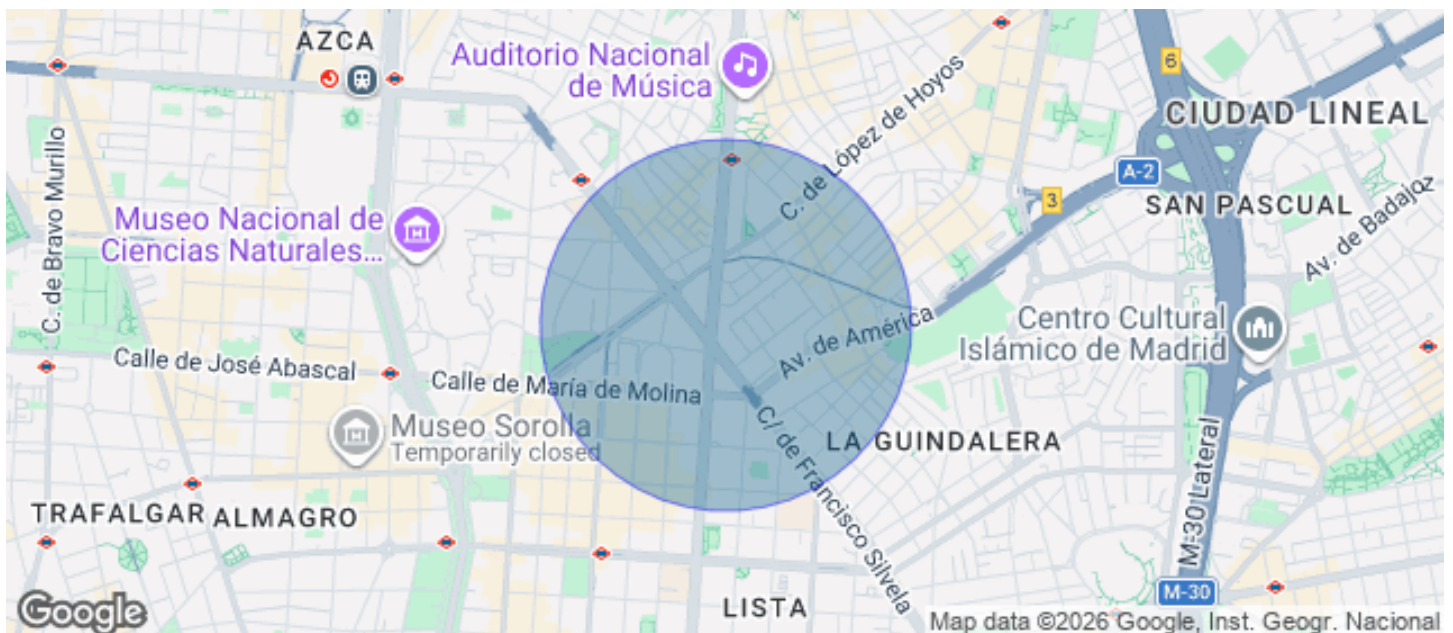
Madrid / Chamartín

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



18,351 € | 815 m²

OFFICE IN EXCLUSIVE OFFICE BUILDING IN AVENIDA DE AMERICA. Exclusive office building of great representativeness composed of eight floors of offices and parking in the building itself; has an office with a constructed area of 815m², exterior and with open plan distribution. It has raised technical floor for wiring and false metal ceiling with recessed LED lights. It has a new centralised air-conditioning system installed, distribution by fan-coils with 4 tubes in false ceiling; 3 lifts and 2 bathrooms outside the office. Breeam Very Good sustainability certificate. There are parking spaces available for rent in the building itself. The building was refurbished in 2015 and has an aluminium and glass curtain wall façade, providing the offices with great luminosity, as well as a completely refurbished reception and common areas. Excellently located in an area very well connected by public and private transport; direct connection to the M-30 and A-2, the Avenida de América metro station is less than a 5 minute walk away. The area has numerous shops and restaurants. Atocha station is 13 minutes away by car and it is 15 minutes from Adolfo Suárez Airport. Can you imagine working here?





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