APROPERTIES OFFICES
Paseo de Gracia 85, 8ª planta 93 528 89 08 www.aoficinas.es

Office for rent in Vallsolana Garden Business Park

Ref. AOSC2407001

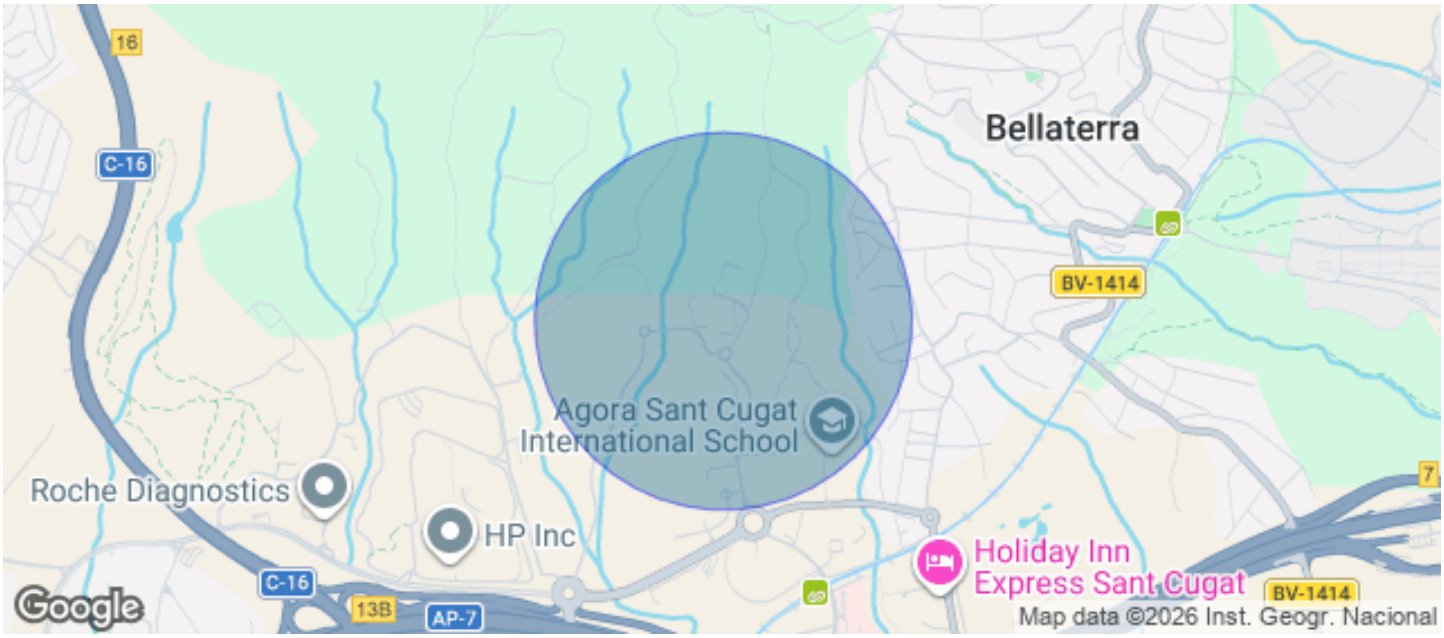
Sant Cugat del Vallés

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



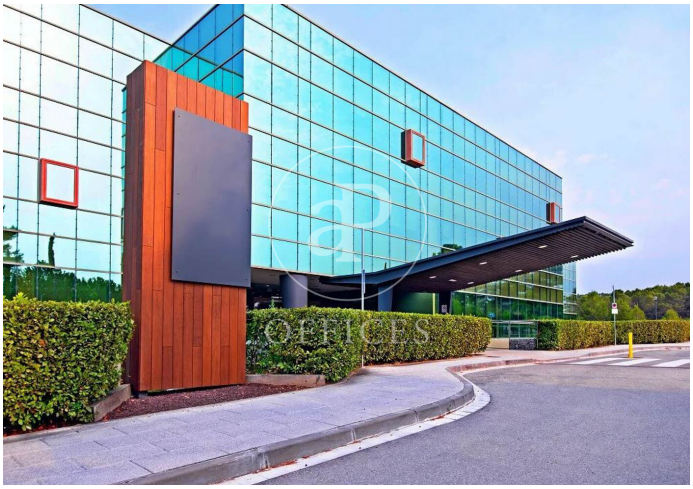
Price from 1,927 € | Surface 192 m² - 592 m² | 17 Units

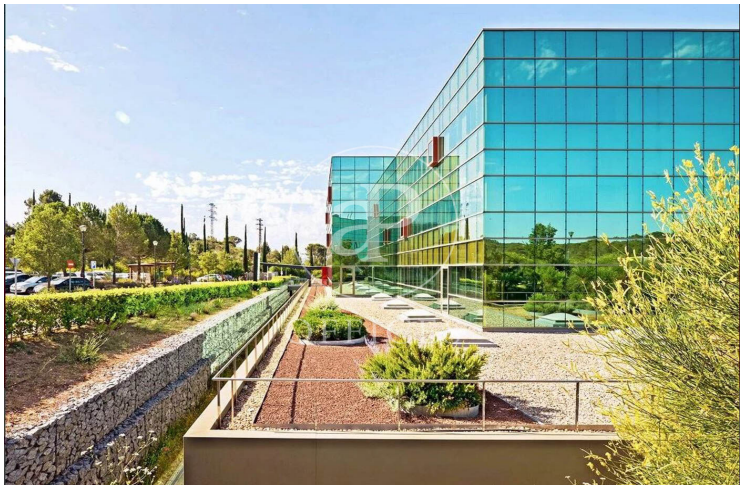
The business park has 86,500 m², divided into three plots: two for offices and one for services, surrounded by a landscaped environment. The first phase is already built and consists of two office buildings of 9,700 m² each, located in the main business hub of Can Sant Joan. The location is excellent, with connections including the Can St. Joan train lines: L6, L7, S1, S2, S5, S55, a shuttle from Sant Joan, and easy access to the AP7 and Vallvidrera Tunnels. The building has 95 parking spaces, with a rent of 95 €/space/month and expenses of 19.06 €/space/month. Additionally, it has LEED Gold and WELL Platinum certification, a fire protection system, natural light, open-plan spaces, 24-hour security, operable windows, recessed lighting, concierge service, raised flooring, and services such as a restaurant, gym, paddle court, auditorium, game room, and lounge. Immediate availability for visits by appointment.

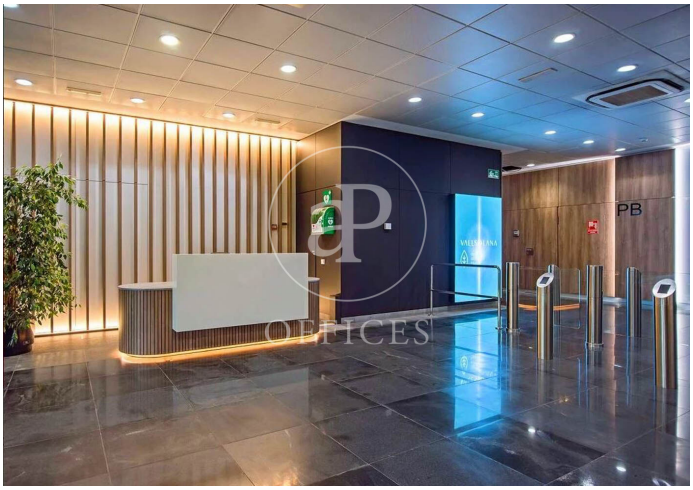


Available offices in this building

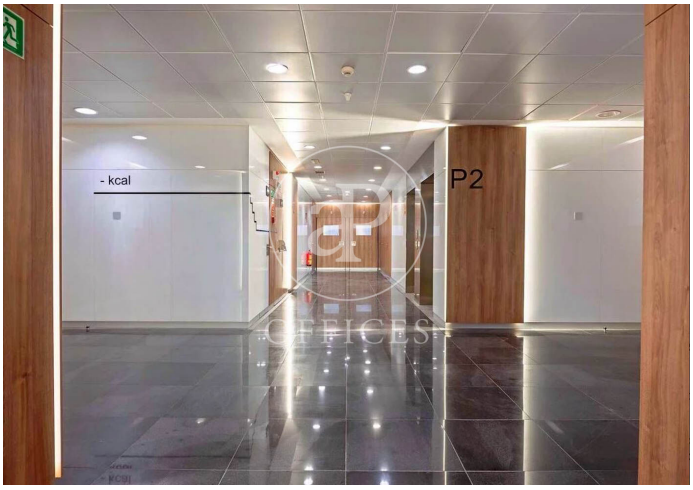
Floor	Surface	Price	Price/m²	IBI	Charges	Availability
2° Mod. 2H	192 m^2	€1,927	10 €/m^2	incluido	4.95 €/m2	Immediate
2° Mod. 2G	192 m^2	€1,929	10 €/m^2	incluido	4,95 €/m2	Immediate
2° Mod. 2F	238 m^2	€2,386	10 €/m^2	incluido	4,95 €/m2	Immediate
2° Mod. 2E	258 m^2	€2,582	10 €/m^2	incluido	4,95 €/m2	Immediate
2° Mod. 2D	251 m^2	€2,519	10 €/m^2	incluido	4,95 €/m2	Immediate
2° Mod. 2C	251 m^2	€2,519	10 €/m^2	incluido	4,95 €/m2	Immediate
2° Mod. 2B	258 m^2	€2,582	10 €/m^2	incluido	4,95 €/m2	Immediate
2° Mod. 2A	238 m^2	€2,386	10 €/m^2	incluido	4,95 €/m2	Immediate
Principal Planta Jardin Mod. JF-G1	570 m^2	€4,560	8 €/m^2	incluido	4,95 €/m2	Immediate
Principal Planta Jardin Mod. JA	535 m^2	€4,280	8 €/m^2	incluido	4,95 €/m2	Immediate
Principal Planta Jardin Mod. JD	321 m^2	€2,571	8 €/m^2	incluido	4,95 €/m2	Immediate
Principal Planta Jardin Mod. JC	592 m^2	€4,736	8 €/m^2	incluido	4,95 €/m2	Immediate
2° Mod. D	251 m^2	€2,514	10 €/m^2	incluido	4,95 €/m2	Immediate
2° Mod. C	251 m^2	€2,513	10 €/m^2	incluido	4,95 €/m2	Immediate
1° Mod. D	251 m^2	€2,514	10 €/m^2	incluido	4,95 €/m2	Immediate
1° Mod. C	251 m^2	€2,513	10 €/m^2	incluido	4,95 €/m2	Immediate
Principal Planta Jardín Mod. H	274 m^2	€2,192	8 €/m^2	incluido	4,95 €/m2	Immediate






PB




- kcal
P2











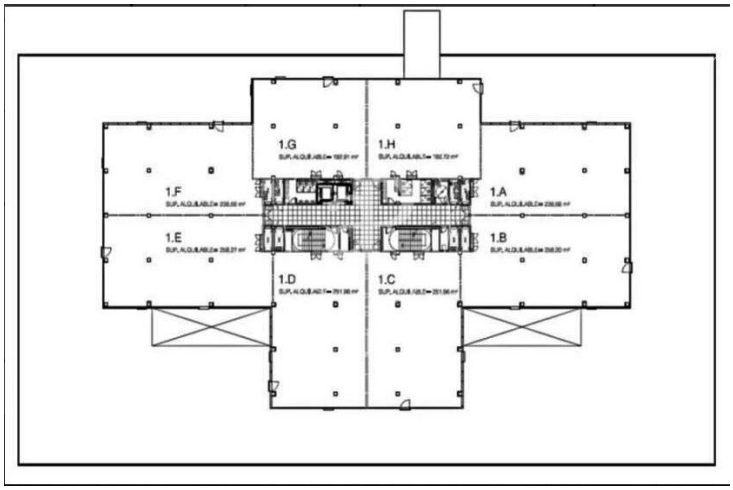












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