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

# Office for rent in Vallsolana Garden Business Park

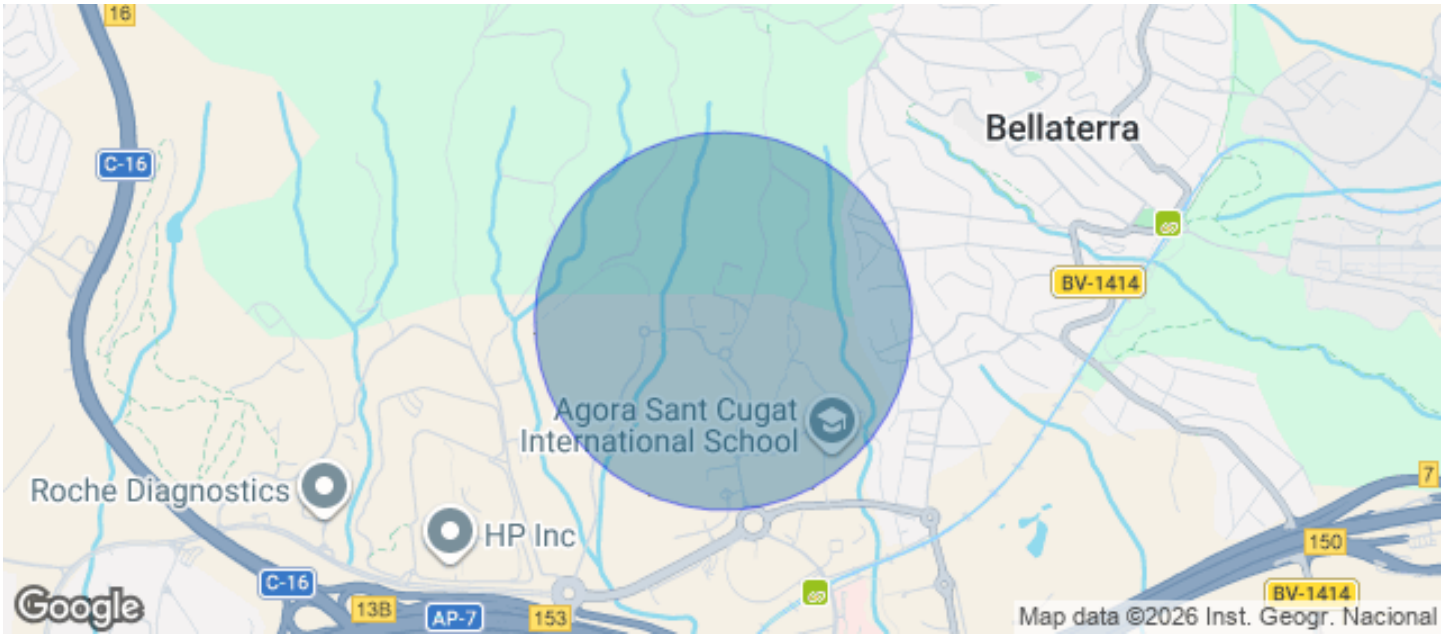
Ref. AOSC2407001

Sant Cugat del Vallés

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

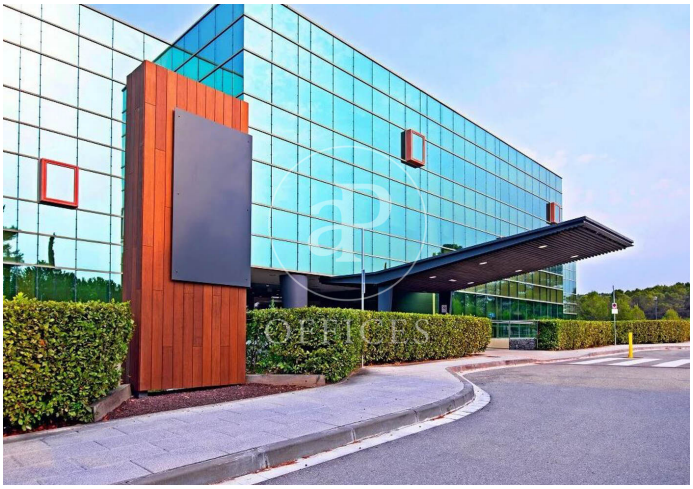
Price from 1,927 € | Surface 192 m² - 592 m² | 17 Units

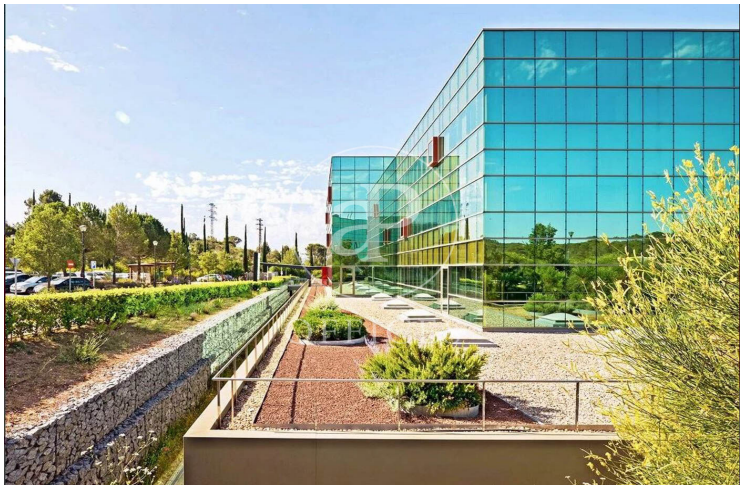
The business park has 86,500 m², divided into three plots: two for offices and one for services, surrounded by a landscaped environment. The first phase is already built and consists of two office buildings of 9,700 m² each, located in the main business hub of Can Sant Joan. The location is excellent, 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.

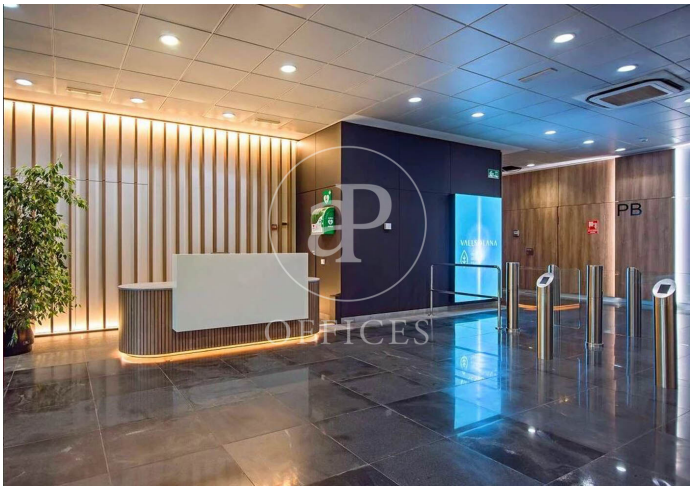


## Available offices in this building

| 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 |



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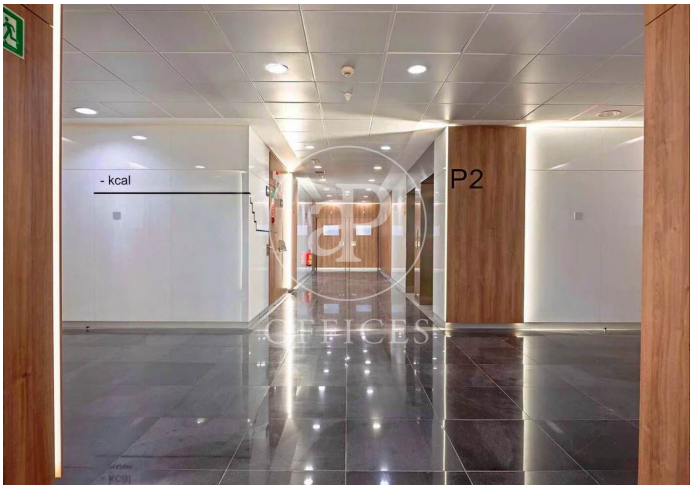
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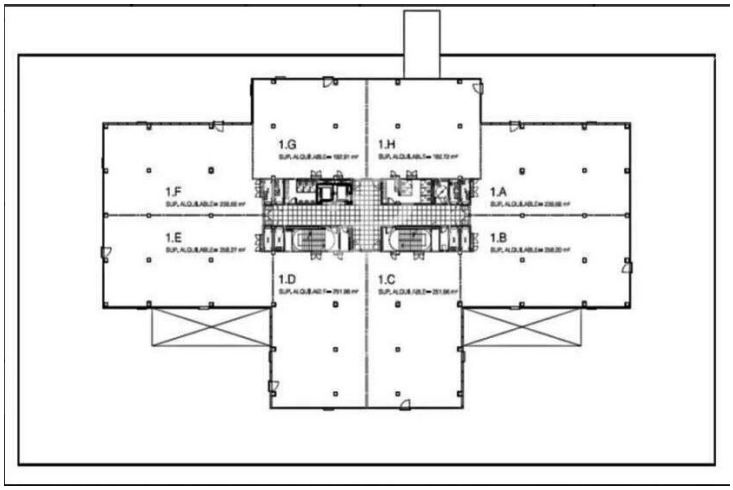


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