

## Office for rent in Vallsolana Garden Business Park

Ref. AOSC2407001

Unit 1 Mod. C

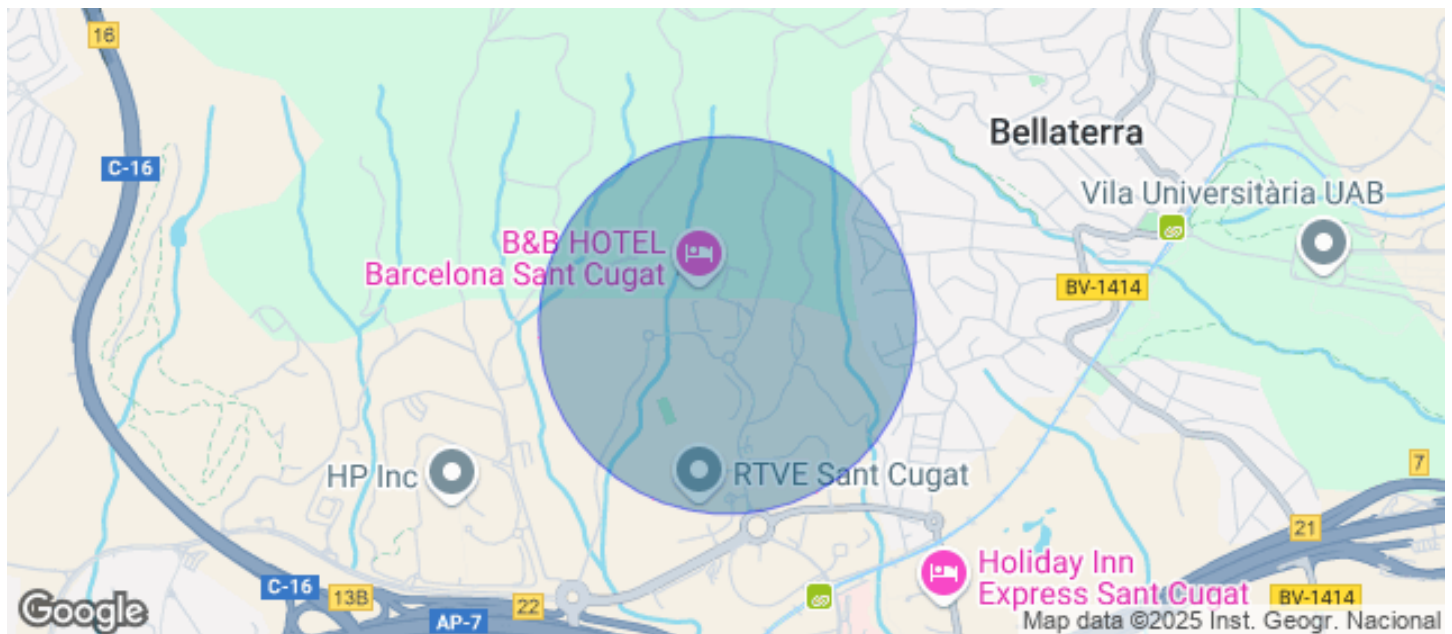
Sant Cugat del Vallés

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

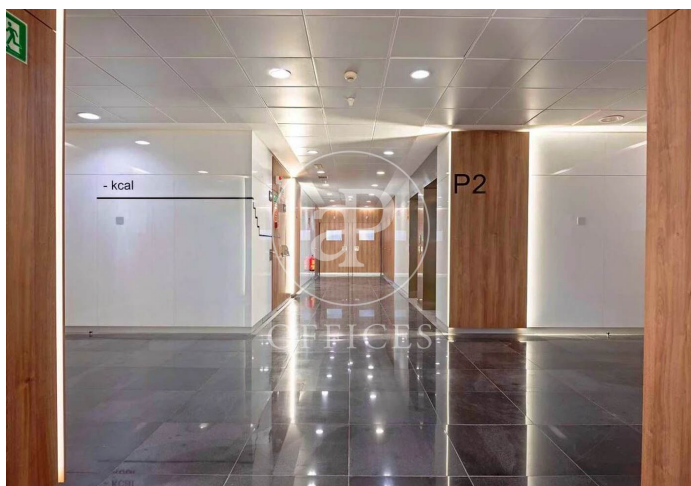
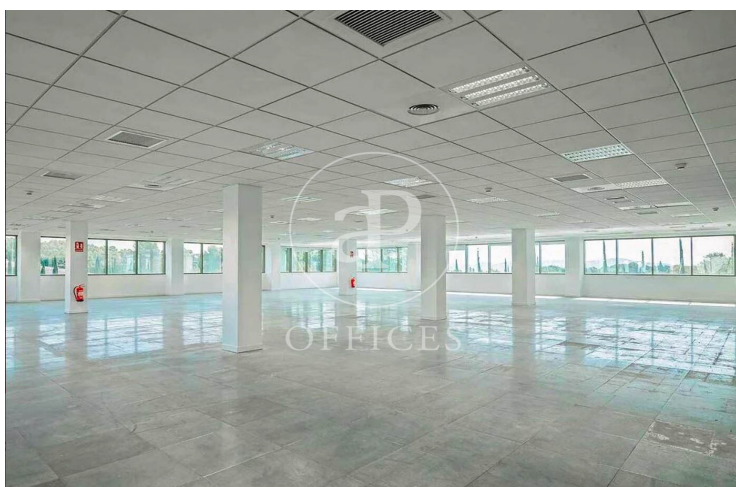
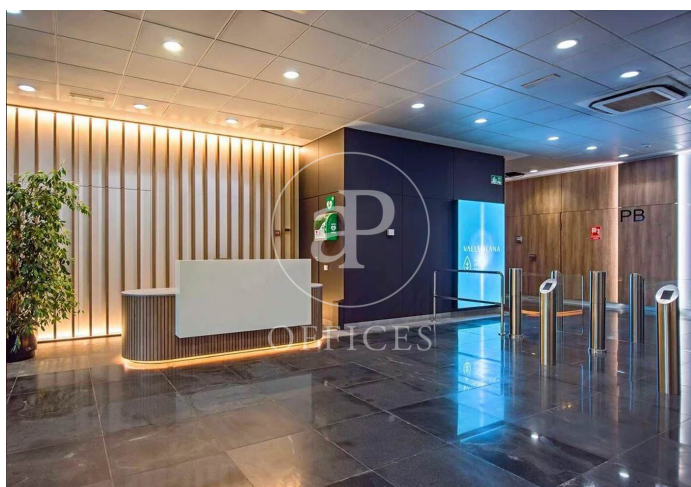
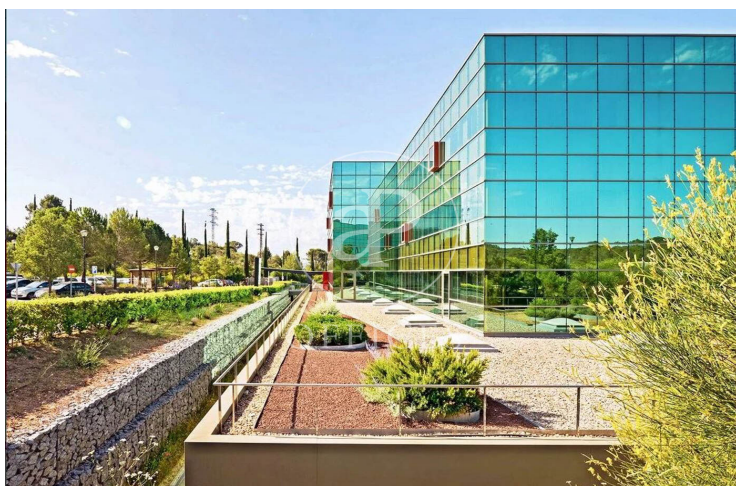
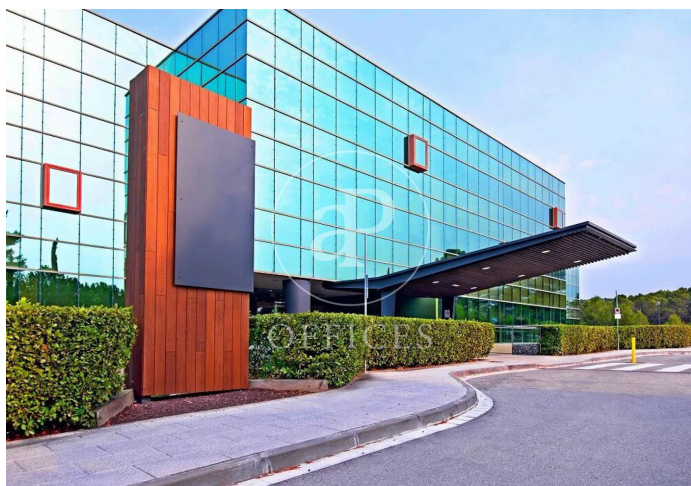


1,927 € | 251 m² | 10 €/m² | IBI incluido | Charges 4,95 €/m2

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.



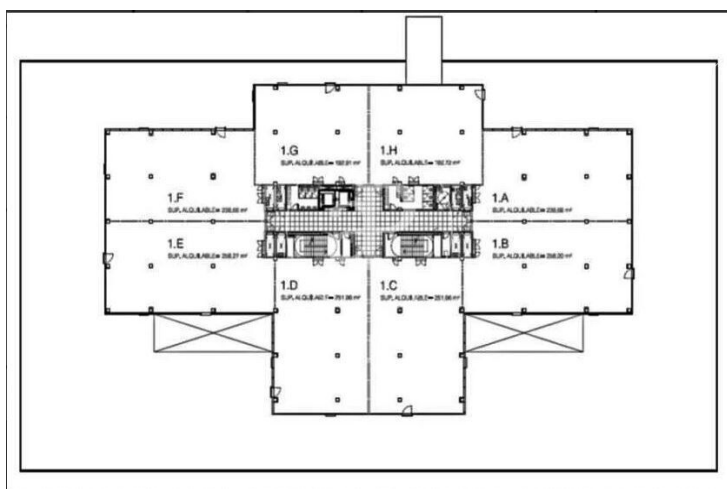












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