

Office for rent in Vallsolana Garden Business Park

Ref. AOSC2407001

Unit pr Planta Jardín Mod. H

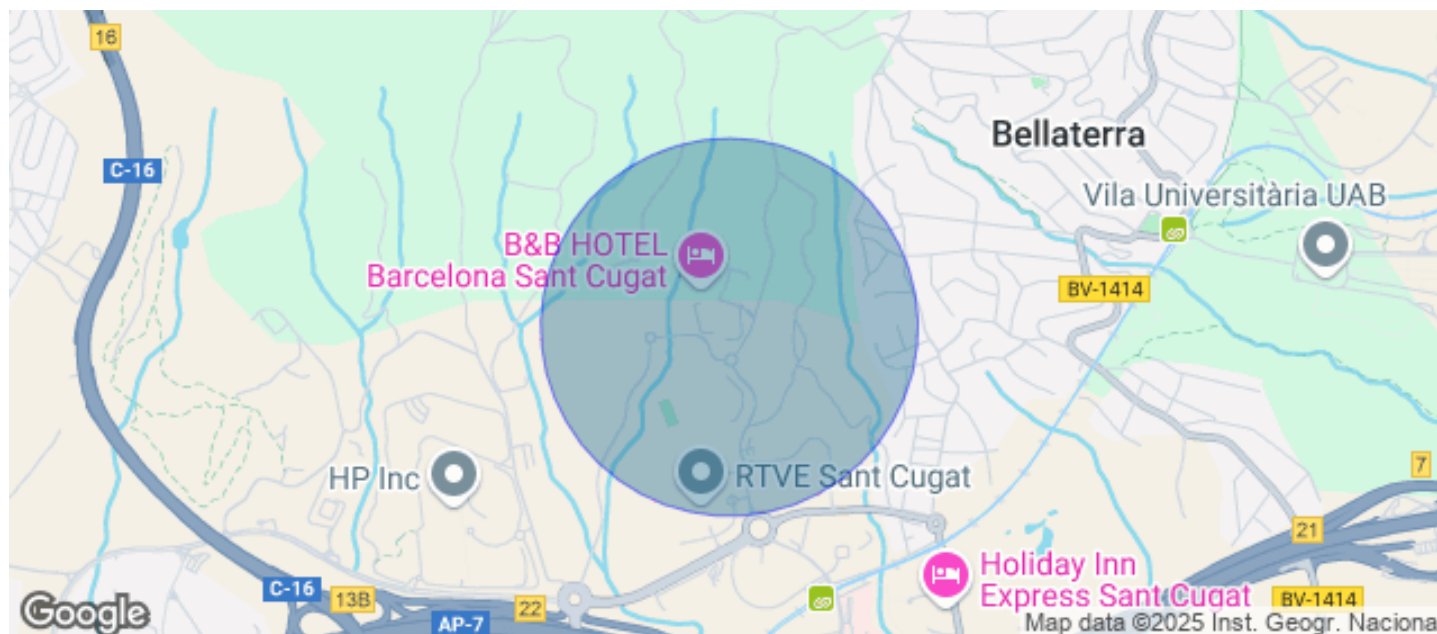
Sant Cugat del Vallés

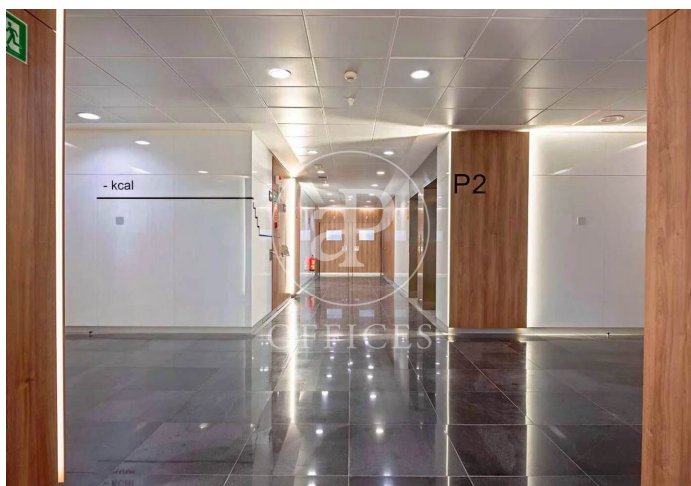
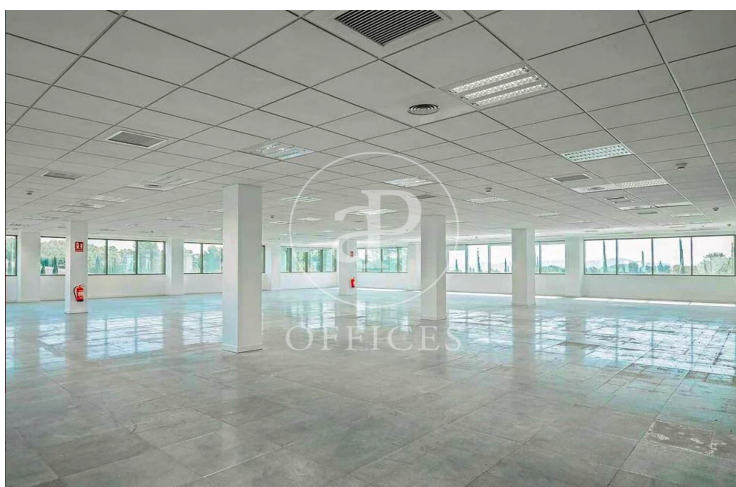
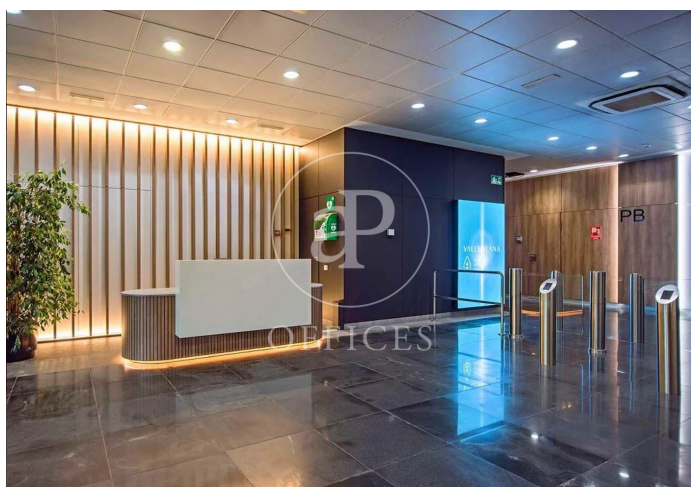
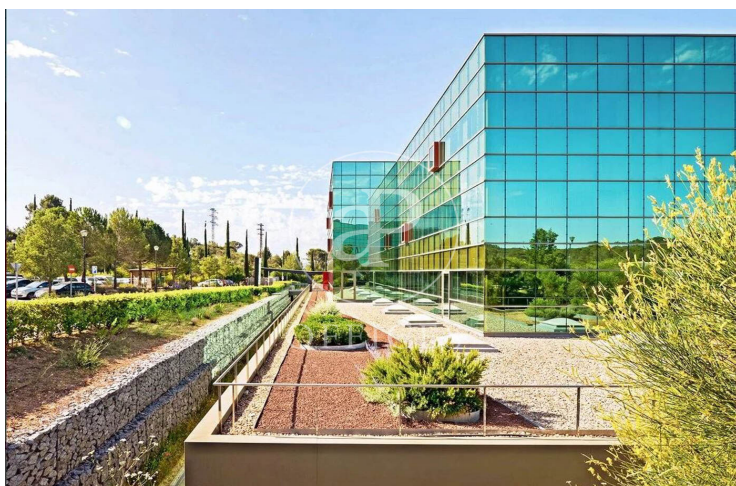
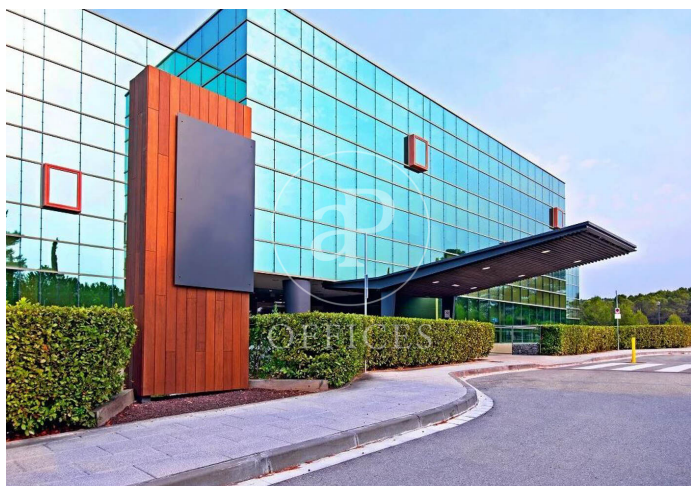
- ✓ Security
- ✓ Concierge
- ✓ A/C
- ✓ Heating
- ✓ Parking
- ✓ Condition: Good



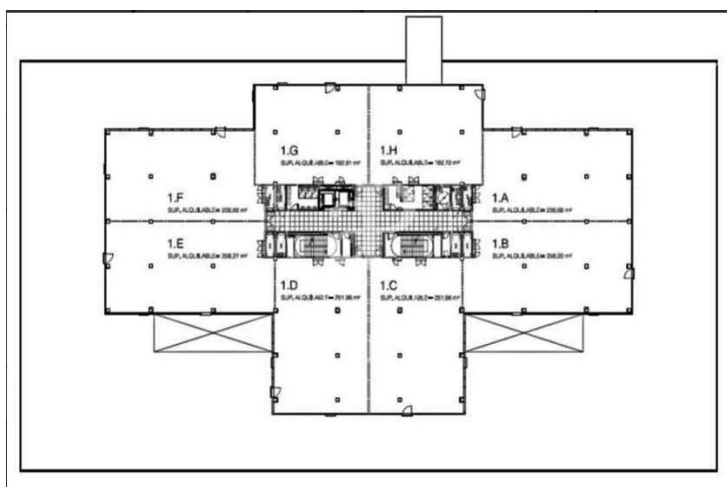
1,927 € | 274 m² | 8 €/m² | IBI incluido | Charges 4,95 €/m2

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.









The information about any property is not binding to any offer or contract. Any verbal or written declaration made by aProperties with regards to the value or condition of the property should not be considered accurate or factual. The pictures make reference to some parts of the property at the times that they were taken. The areas, dimensions and distances that are given are approximate and should be checked by the client. The images are computer generated and are just an approximate indication of the real appearance of the property; these may change at any time. The information with regards to the property may also change at any time.

Contact us today for more information or to arrange a viewing

Tel: 93 528 89 08

oficinasbcn@aproproperties.es

www.aoficinas.es