



**Property type :** Commercial property

**Location :** San Pedro de Alcántara

**Bedrooms :** 0

**Bathrooms :** 1

**Swimming pool :** No

**Parking :** Street

**House area :** 1720 m<sup>2</sup>

✓ Handicap access

✓ Basement

✓ Storage room

✓ Furnished

✓ Alarm system

✓ Airconditioning

Commercial premises with a working business - storage room rental.

There are two commercial spaces:

One is 361 m<sup>2</sup> (according to Nota Simple it is 281 m<sup>2</sup> plus another 80 m<sup>2</sup> were also built).  
On this floor there are 42 storage rooms, ranging in size from 2 m<sup>2</sup> to 9.5 m<sup>2</sup>.

The height of this room is 5.60 m, which made it possible to make a second floor, with an area of 235 m<sup>2</sup>.  
On which it is planned to do another 77 storage rooms, ranging in size from 2 m<sup>2</sup> to 4 m<sup>2</sup> (there is already a construction plan and materials have been purchased).

There is a semi-basement with a car entrance, with a total area of 1359 m<sup>2</sup>.  
On this floor there are 134 storages, ranging in size from 1.2 m<sup>2</sup> to 14 m<sup>2</sup>.  
The height of this space varies from 3.5 m to 4.5 m.

There is an unoccupied area of 96 m<sup>2</sup>, where it is planned to build another 42 storage rooms of 2 m<sup>2</sup> each.  
Currently, 176 storage rooms are in operation and the construction of another 119 storage rooms is planned.



