



**Property type :** Commercial property

**Location :** Polígonos

**Bedrooms :** 0

**Bathrooms :** 10

**Swimming pool :** No

**Parking :** Closed Garage

**House area :** 2332 m<sup>2</sup>

**Plot area :** 2500 m<sup>2</sup>

✓ gated complex

✓ Lift

✓ Airconditioning



## Technology Park, Campanillas, building

Building located in the area of the Technology Park, Campanillas!

Building of 2,500m<sup>2</sup> of land area, with a constructed area of 2332.14 m<sup>2</sup> and 2,078 m<sup>2</sup> useful distributed in 5 floors: basement, semi-basement, ground floor, first floor and second floor.

Basement: it has a garage area with 171 m<sup>2</sup>, 3 rooms and 2 hallways.

Semi-basement floor: Work area with an area of 283 m<sup>2</sup> approx, 2 offices, switchboard, 2 toilets and lobby.

Ground Floor: entrance hall, 3 offices, 2 rooms, 2 toilets and 1 lobby.

First floor: Lobby, distributor, 3 rooms, 8 offices and 1 toilet.

Second floor: Lobby, 7 offices, 5 toilets and meeting room.

Features and equipment:

GROUND SURFACE: 2,500 m<sup>2</sup>

SURFACE BUILT: 2,332.14 m<sup>2</sup>

FEATURES / EQUIPMENT

5 PLANTS (BASEMENT, SEMISOTANE, LOW, FIRST AND SECOND)

- Alarm
- Video surveillance cameras
- Automatic entrance door
- Musical thread
- Centralized air conditioning cold / heat with individual control by offices.
- Fire alarm
- Emergency light
- Noble floor with wooden laminate flooring
- Noble floor with false wooden plate ceilings
- On a noble floor glazed office divisions
- Large meeting room
- Curtain wall in noble floor and in main offices of first floor
- Landscaped areas in perimeter of enclosure
- Private parking
- Structured cabling system for voice and data, with more than one hundred points centralized in RACK cabinet, telephone switchboard, Microsoft network system based on three servers.
- Private parking. 30 seats approximately.

Ask us without obligation!

In accordance with Decree 218/2005 of October 11, which approves the Regulation on Consumer Information in the Sale and Rental of Housing in Andalusia, the client is hereby informed that notary fees, registration fees, property transfer tax (ITP), and other expenses inherent to the sale or rental are not included in the price.

Brokerage fees are included in the price.

The information provided, including surface areas, prices, conditions, and availability of the property, is for informational purposes only and does not constitute a binding contractual offer. It may be subject to change without prior notice, and the availability of the property must be confirmed at the time of inquiry.

Energy performance certificate pending.

