

Office for Sale in Brugherio - via aristotele, 9

Sale

Ref. 23127

PRICE: € 560.000

**440 sq.m | Bathrooms: 3 | Rooms: 11**

Representative office building for sale in Brugherio

Sky-earth representative building of approx. 450sqm plus outdoor area of approx. 200m2 in Brugherio

We offer for sale in the municipality of Brugherio, in an industrial area, strategic with the main road arteries, a ground-floor representative office building of approximately 450sqm. The property is structured on three levels. The external area of the property divided into two civics is about 200 square meters in total with double driveway entrance and double pedestrian entrance.

The property is structured as follows:

- On the ground floor there is a warehouse of approximately 85 m2, with armored door, attached bathroom and independent entrance.

The building is equipped with an internal lift that connects all floors and an emergency staircase.

- On the first floor we have offices with meeting room and break area, all served by the bathroom.

On the first floor, the offices are heated and cooled by splits, equipped with ventilation with air recirculation.

- On the second floor of the approximately 250 m2 building, we find other offices equipped with ventilation with air recirculation, also with toilets, heated and cooled underfloor with high energy efficiency.

The property is in excellent internal condition with double glazed windows and has an anti-theft system with cameras, is fully wired CAT6, there is an access control system via badge.

To complete the solution, in the external area we find 5 parking spaces and the column for recharging electric cars; while on the roof there is the photovoltaic system in exchange mode, therefore for personal use with the resale of the unused electricity in surplus, which

generates around 10 thousand euros a year.

Property Informations

Address: via aristotele, 9

---> **Totale_mq_calpestabili** <---: 400.00

Bathrooms: 3

Rooms: 11

State of Preservation: Excellent

Covered sq.m.: 440 sq.m

Uncovered sq.m.: 180 sq.m

Features

Air-Conditioned

Antifire

ADSL Coverage

Fastweb Coverage

Alarm

Nearby

Gyms

wellness centres

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

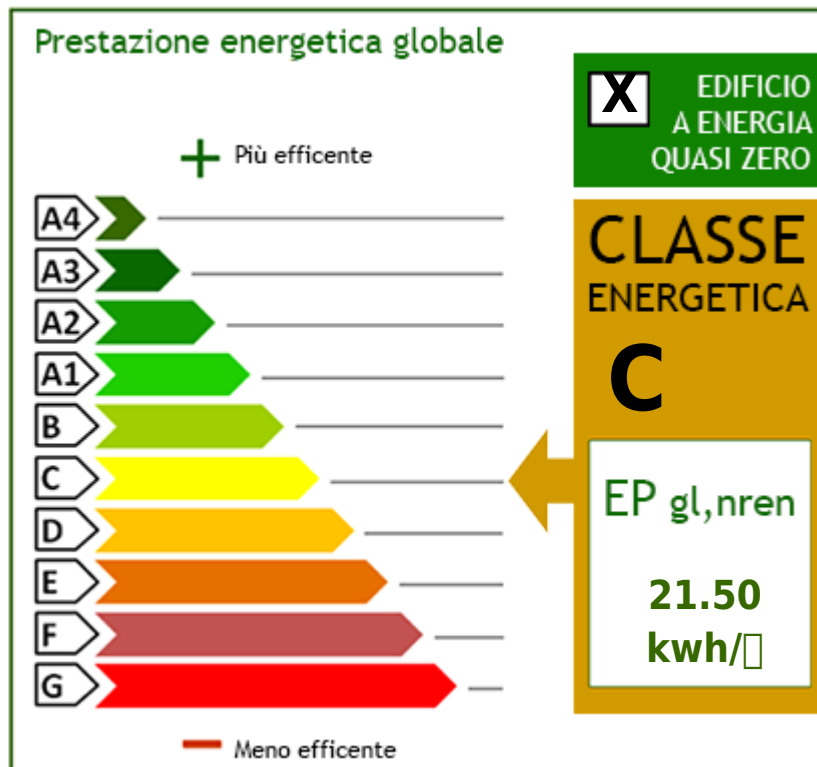
High Schools

Cafe

Post Offices

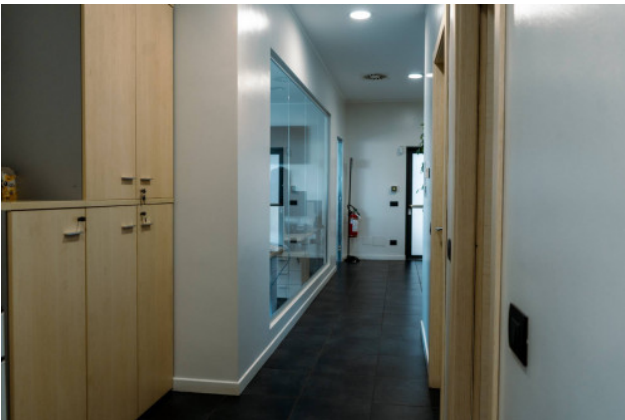
Shopping Centers

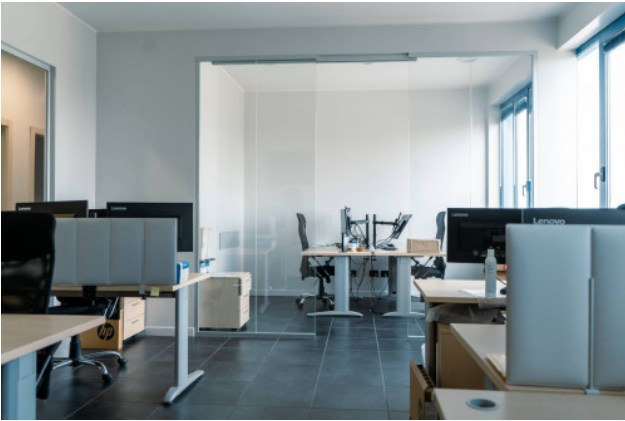
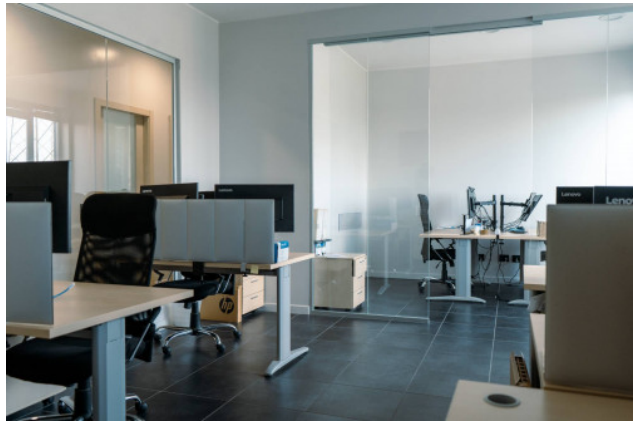
Municipal Offices

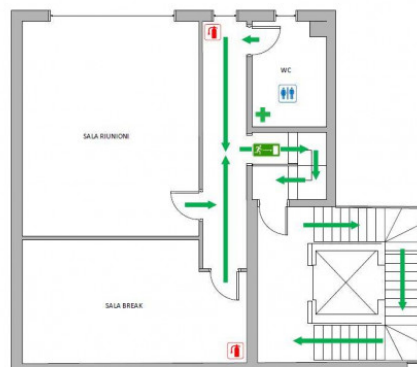
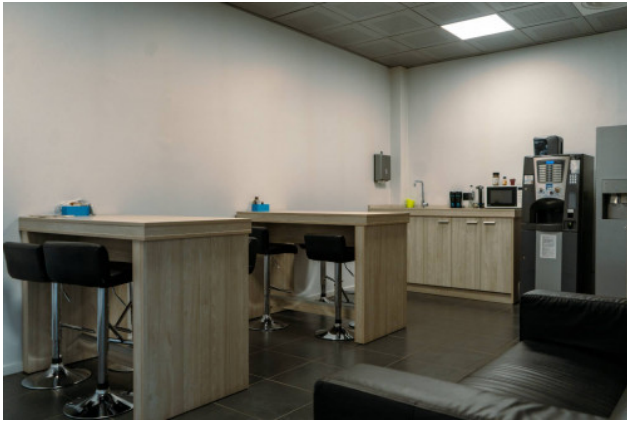


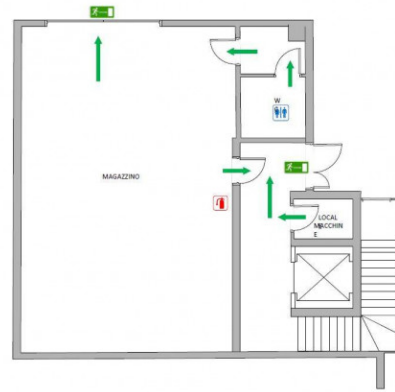
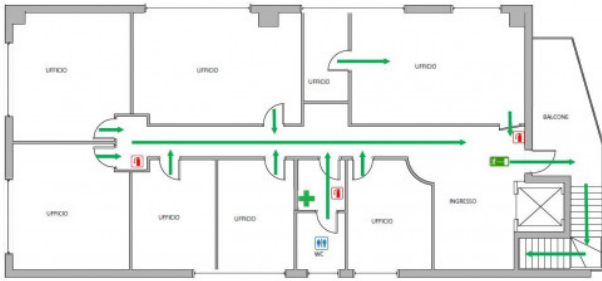












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