

## Magurele

## Industrial Spaces for Rent

### CARACTERISTICS

- ▶ **AREA:** Magurele
- ▶ **Usable surface:** 1400 sqm
- ▶ **Land Surface:** 5500 sqm



### Layout

1,400 sqm built area (600sqm offices + 800 sqm warehouse) + 5,500 sqm land plot

The office building has 600 sqm (200 sqm/level) GF+2 F;

Industrial land plot with PUZ: 5,500 sqm

Warehouse: 800 sqm

### DESCRIPTION

The property offered for rent is situated in a very good location benefiting of easy access from the Ring Road.

Office building: 600 sqm (200 sqm/level), GF+2F

Ground floor suitable for showroom/ offices + 2 Floor with open spaces 200 sqm// floor;

200 sqm terrace on the roof with possibility to arrange green area;

courtain walls and Aluminium carpentry 5 rooms Raynaers Germany.

The building is built entirely of brick and reinforced concrete;

Warehouse 800 sqm, with a lot of natural light, modern, very good insulation;

16 m open space between pillars

usable height 6.30 - 7 m;

heavy metal structure from Europrofile (about 70 tons of steel) that allows the installation of a floor withdrawn;

the walls and the roof are made from sandwich panels Marcegaglia- Italy, thickness 150 mm, with Basalt Wool, fire resistance class A.;

15 large windows, 5-room anthracite PVC joinery, Salamander, with trypan windows;

4 smoke vents

2 industrial doors electrically operated

3 doors for pedestrians;

Industrial land plot plot 5,500 sqm with a frontage of 35 m to a concrete road;

the courtyard is surrounded with a good quality fence;

**Related utilities;**

electrical connection 380V, 120kVA, 120 A/phase;

gas close in the area;

sewerage with septic tank

5,600 EUR + VAT

0.09 BITCOIN + VAT

1.90 ETHEREUM + VAT