REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT41172
View this offer online

# Bragadiru

# Industrial Spaces for Sale

## CARACTERISTICS

- **AREA**: Bragadiru
- **Built surface**: 2958.34 sqm









## DESCRIPTION

Location
The property is located on DN6, ?oseaua Alexandriei, Bragadiru, situated between the Leroy Merlin roundabout. Access is from DN6, with an entrance authorized by CNAIR. The site is approximately 500 m from the ring road and about 1,500 m from the A0 motorway.
**Building 1:** Ground floor + 1 floor, with a total built area of 1,214.58 sqm, consisting of:
Ground floor = 565.34 sqm (sales area 444.28 sqm with a height of 4.2 m, toilets, office);
Rear mezzanine (changing room, server room, bathroom);
First floor (height 4.2 m, sales area 444.28 sqm);
Rear 1st floor (boiler room, detection system control room, restroom).
The building also benefits from 27 parking spaces.
The building is insulated with 10 cm thermal insulation, and on the terrace there is a PIR panel of 17 cm, with glazed areas featuring curtain walls and windows at the front.
Aluminum joinery with high-quality Saint Gobain triple-glazed windows.
Heating is provided by Mitsubishi heat pumps in the sales areas, and by a gas boiler in staircases, annexes, and offices.
The building is equipped with a fire detection and alarm system, fire extinguishing system with indoor and outdoor hydrants supplied with pressurized water from its own reserve, and a lightning protection system.
**Building 2:** Located 30 m behind Building 1, with 12 parking spaces in front. It is a metal structure construction with sandwich panels, ground floor + partial floor, with a total built area of 1,743.76 sqm.
Ground floor: 1,159.7 sqm, composed of:
Compartment C1 – built area 296.08 sqm (showroom of 265.36 sqm, server room, detection system control room, toilet, staircase);
Compartment C2 – built area 288 sqm (storage space 223.81 sqm, H = 3.59 m, boiler room, staircase);

Compartment C3 – built area 575.6 sqm (storage space 525.62 sqm, H = 6.16 m, plus changing room, shower, office).
Partial floor:
C1 – offices with a surface area of 296.08 sqm;
C2 – staircase, storage space, women's changing room, men's changing room, shower, pantry, with a surface area of 288 sqm.
The building is equipped with a fire detection and alarm system, fire extinguishing system with indoor and outdoor hydrants, alarm system, CCTV system, IT distribution system, and wired phone network with screened cables.
The access door allows TIR (truck) entry. At the rear of the building, there is a parking area of approx. 600 sqm, where trucks can park and turn around.
The entire property is connected to the municipal water and sewage network, while rainwater is filtered through a hydrocarbon separator, collected, and pumped into the green area. The site has an installed power capacity of 180 kW and underground ducting for fiber optics and communication networks.

**6,000,000 EUR + VAT** **98.78 BITCOIN + VAT** **3,491.11 ETHEREUM + VAT**



*Receiving this presentation represents your agreement that any negotiation regarding this property to take place through the agency of a Regatta rep