

OFFICE DESCRIPTION

Modernist royal state building located in Eixample neighborhood of the city of Barcelona. The building, named "CASA BERENGUER", is fully restored for unique office use. Is one of the last properties with modernist elevator and garage on the property itself.



- ◆ **Address:** Diputació, 246 (between Balmes and Rambla Catalunya)
- ◆ **Planta:** Main floor (1st floor)
- ◆ **Area:** 500 m²
- ◆ **Price:** Contact.

SERVICES

- ◆ Built-in air conditioning system installation (Heat/Cold).
- ◆ Structured cabling network installation with one server rack.
- ◆ Installation of a collective DTT antenna.
- ◆ Fiber optic providers in the building (COLT, MOVISTAR, ONO).
- ◆ 24h video surveillance cameras in the common areas of the building.
- ◆ Security guards.
- ◆ Parking in the same building, exclusively for the building tenants.
- ◆ Four restrooms.
- ◆ Alarm system in the office and in the building: theft and fire.
- ◆ Illuminated facade and listed by Heritage.
- ◆ Ready to move and to start working.

NOTES

- ❖ Negotiable contract duration (1 year minimum).
- ❖ First CPI review on the 1st of January of the first calendar year following the date of the contract formalization.
- ❖ The amount of the Property Chamber will be forfeited if the contract is terminated before the agreed date, as damages concept.
- ❖ The bank guarantee will be "on first demand", as payment and fulfillment of all contractual agreements.

DOCUMENTATION

Documentation list for the contract signature:

- | | |
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| <ul style="list-style-type: none">❖ <u>Individual person:</u><ul style="list-style-type: none">▪ Deed of incorporation and powers of attorney.▪ V.A.T.▪ I.D. of the legal representative.▪ Bank account | <ul style="list-style-type: none">❖ <u>Legal entity:</u><ul style="list-style-type: none">▪ I.D.▪ Bank account |
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