

## OFFICE DESCRIPTION

Five floors royal estate building entirely rehabilitated and only for office use.  
Located in the city center of Barcelona in Eixample neighborhood. The office is ready to start working.

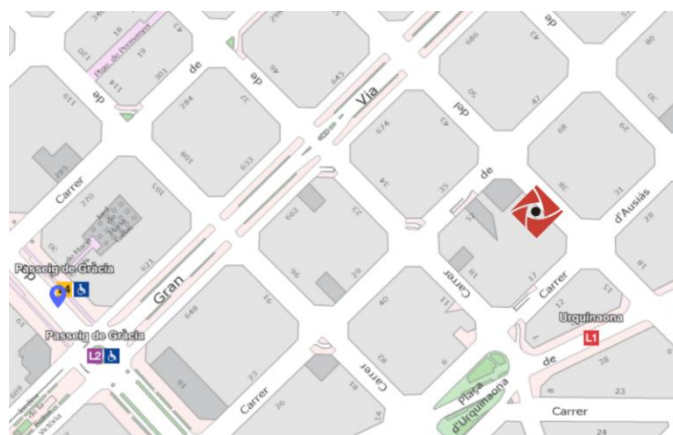


- ◆ **Address:** 21<sup>st</sup> of Bruc St.
- ◆ **Floor:** 1<sup>st</sup> floor 1<sup>st</sup> door
- ◆ **Area:** 80 m<sup>2</sup>
- ◆ **Price:** Contact

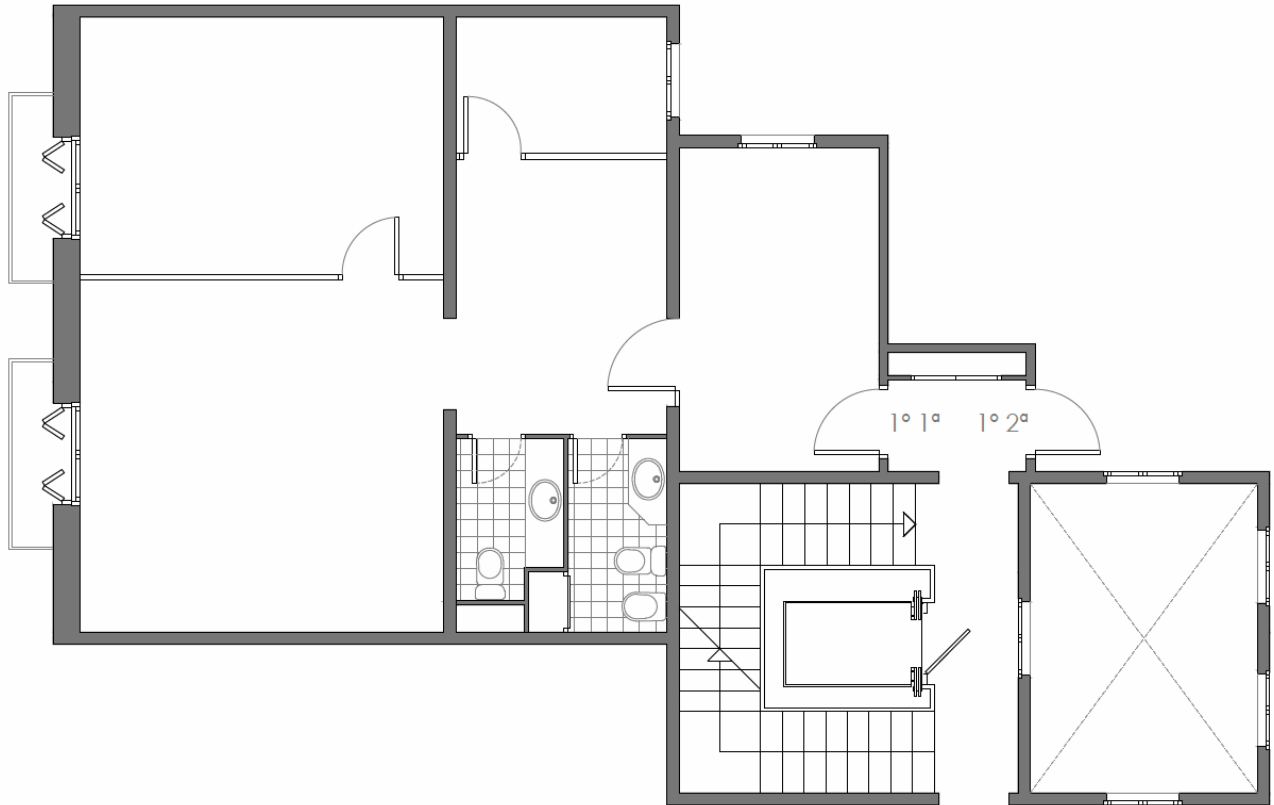
## SERVICES

- ◆ Individual built-in air conditioning system installation (Heat/Cold).
- ◆ Structured cabling network installation with one communications rack.
- ◆ Installation of a collective DTT antenna.
- ◆ Alarm system in the office.
- ◆ Fiber optic providers in the building (COLT, MOVISTAR, ONO).
- ◆ 24h video surveillance cameras in the common areas of the building.
- ◆ Two restrooms inside the office.
- ◆ Ready to move and to start working.

## LOCATION



## CONSTRUCTION PLAN



## MORE INFORMATION

- ❖ Bank guarantee for 6 months or 4 months cash deposit. (negotiable)
- ❖ 2 months deposit for surety of the Property Chamber.
- ❖ Annual air conditioning/heating maintenance service (€ 270/year).
- ❖ Continent and Civil Liability for annual insurance (€ 155 / year 2023).
- ❖ Quarterly community expenses I.B.I. included (€ 300 / quarter aprox.).

## NOTES

- ❖ Negotiable contract duration (1 year minimum).
- ❖ First CPI review on the 1<sup>st</sup> 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



### Individual person:

- Deed of incorporation and powers of attorney.
- V.A.T.
- I.D. of the legal representative.
- Bank account



### Legal entity:

- I.D.
- Bank account