

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:** 21st of Bruc St.
- ◆ **Floor:** 3rd floor 1st and 2nd door
- ◆ **Area:** 200 m²
- ◆ **Price:** Contact

SERVICES

- ◆ Individual built-in air conditioning system installation (Heat/Cold).
- ◆ Structured cabling network installation with one server rack.
- ◆ Installation of a collective DTT antenna.
- ◆ Alarm system in the office.
- ◆ Fiber optic providers in the building (COLT, MOVISTAR, ONO, ORANGE, JAZZTEL..).
- ◆ 24h video surveillance cameras in the common areas of the building.
- ◆ Two restrooms inside the office.
- ◆ One kitchenette.
- ◆ One utility room with sink.
- ◆ 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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