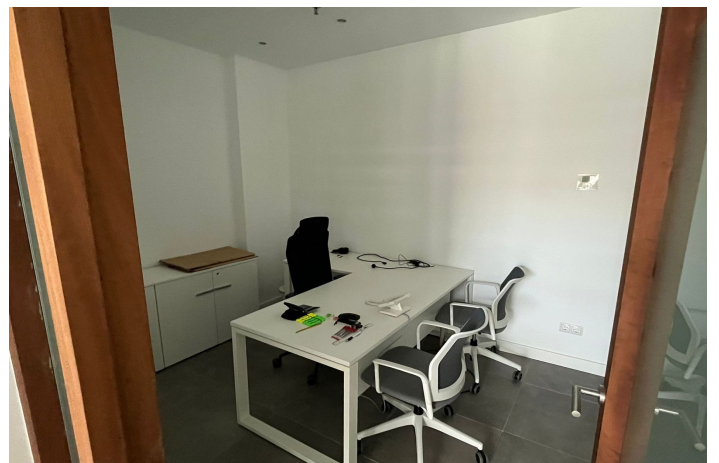
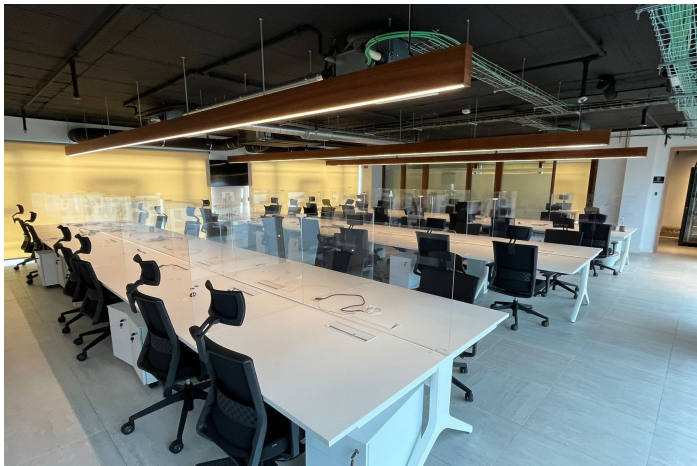




## Office for sale in Sotogrande, Sotogrande

950.000 €

Referenz: R4812730 Garten: 767m<sup>2</sup>





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## Costa de la Luz, Sotogrande

Huge Commercial Premises - Sotomarket! Reduced! Was €1,6m, €Was 1,05m, now €950,000

Huge commercial premises, ready to operate in Sotomarket, Sotogrande. 8 commercial units fully integrated to create one large commercial offices with multiple private offices, break out rooms, meeting rooms, canteen, and private use terraces. Set over 2 floors, these offices come ready to operate. All furniture is included except for servers.

Sotomarket is a year round commercial hub in Sotogrande. It is 25 minutes drive to Gibraltar and 1h5 min to Malaga International Airport. This commercial centre has 2 large supermarkets as well as multiple businesses from legal services, to clinics, to hairdressers, to cafes and boutiques.

The property was formally the operations hub for one of the World's leading online gaming companies. It has been fully refurbished with state of the art equipment and lighting. Meeting all building health and safety code and comes with 7 private parking spaces for executives. There is adequate parking for workers in/around the commercial centre as well as transport links.

8 locals have been joined together and could be separated out again. 571m<sup>2</sup> built + 196m<sup>2</sup> of parking. The entire property is free of debt and liens. The community fees for the property in total is 1525/mth, with IBI at 2789/yr.

At this great price, the possibilities for investors or a large company looking to create a hub in Southern Spain are endless - rent out the whole premise, subdivide and rent, keep a fraction of the premises and rent the other units.

The asking price is more than fair when you benchmark what is available on the market, indeed no expense has been spared to make this the perfect offices for employees well-being. It is a very good opportunity.



## Eigenschaften:

### Merkmale

Aufzug  
In der Nähe des Transports  
Private Terrasse  
Lagerraum  
Badezimmer  
Solarium  
W-lan  
Glasfaser

### Ansichten

Urban

### Möbel

Voll eingerichtet

### Parken

Unterirdisch  
Privat  
Mehr als eins

### Orientierung

Norden  
Süden

### Einstellung

Gewerbegebiet  
In der Nähe von Geschäften  
Stadt

### Küche

Voll ausgestattet

### Versorgungsunternehmen

Strom  
Trinkbares Wasser  
Telefon

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.

### Zustand

Exzellent

### Sicherheit

24 -Stunden -Sicherheit  
Alarmanlage  
Eingabetelefon  
Sicher

### Kategorie

Reduziert  
Investition  
Schnäppchen  
Wiederverkauf