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SOTOGRANDE

sypialnie	■azienki	zbudowany m²
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LOKAL U■YTKOWY W 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. 571m2 built + 196m2 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.

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