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for sale

Commercial For Sale

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for sale

Price: €154,000

Bedrooms: -

Bathrooms: 0

M2 Living: 100<sup>2</sup>

M2 Plot: -

M2 Terrace: -

Address: Málaga,Málaga

Whether you are an independent professional, a consolidated company or you are a starting-up a brand new project, and you need a space to develop your activity, we have very good news for you.

You can find at your disposal two adjoining offices, in the Santa Bárbara Business Park (Málaga capital), 5 minutes by car from the airport and good connection to the highway, as well as 10 minutes from the city center. At the same distance you will find Torremolinos, and about 20 minutes from Benalmádena.

The offices are separated only by a door and a wall that can be easily demolished to turn the work area into a single open space and gain amplitude. The total built meters of both rooms are about 83m<sup>2</sup> and 72m<sup>2</sup> useful; the offices are both exterior and oriented to the east. One of them has a small cabin that can be used as a storage area or have a small office for setting up coffees and quick breakfasts. If the interested person prefers so, the offices can be maintained independently and reserve spaces to arrange an office in one of them and several individual positions in the other, or use one as a meeting room.

They have access to a common toilet that serves the rest of the building's offices, and they have an outdoor parking space on the same floor as the offices. They are located on the first floor of the building, which adds a plus of privacy and improvement in concentration during the exercise of the professional activity, as the noise from the street is not as noticeable as in low commercial.

On the other hand, they have air conditioning and Internet access via fiber optic, a point in favor for technology professionals looking for a place to settle. It would fit very well business as technology service agencies that need both a space to serve their customers and perform business or monitoring, as well as developers, accounting businesses, insurance brokerage, central offices of an eCommerce, etc. MJH

They are on sale together, but they can also be sold individually. They are in perfect condition and if the buyer does not need to modify the distribution, it is not necessary a large logistic investment to operate, it would be enough to furnish the dependencies.

They are part of the Santa Bárbara Business Park, an area of private activity depending on a private community.

