

## Local Comercial en venta en Pilar de la Horadada, Alicante

515.000€



Industrial building in Pilar de la Horadada with air conditioning, underfloor heating and unobstructed views. Hello! I would love to help you with this property. It is an industrial warehouse in the area of Polígono industrial Cañada de Práez in Pilar de la Horadada, with an area of 1311 square meters and a plot of 1011 square meters. The property is in good condition and has three bathrooms. Additional features of the property include disabled access, air conditioning with heat pump in the office and the office, with 2x1 splits in the office and 1x1 in the office of Panasonic brand. It also has an underfloor heating installation in the ground floor showroom, office and office with a surface area of 300 square metres. The building has a 9.5 Kw contract and has a sheet metal roof with 4 skylights in the 700 square metres of warehouse. In addition, the roof of the 300 square metres of exhibition and office space is made of sheet metal and plaster, with rock wool insulation. The ceiling height in the 700 square metre hall is 8.55 metres, while on the ground floor, where the 200 square metre showroom, office and office are located, the height is 3.42 metres. The ceiling height on the first floor, where the 300 square metre exhibition is located, is 3.00 metres. It should be noted that we did not need to apply for a ford at either entrance and that the property does not have a loading bay. The office has an area of 34 square metres and the office has 30 square metres. In addition, the property has unobstructed views and is located in a walkable area. If you are interested in obtaining more information or scheduling a viewing, please do not hesitate to contact me. I will be happy to help you with anything you need.

🏠 0 dormitorios

📏 1.011m<sup>2</sup> Tamaño de la parcela

📏 Useable Build Space: 1290 Msq.

🚿 0 baños

☑ Heating: Yes, Air Conditioning: Yes

☑ WC: 3

🏠 1.311m<sup>2</sup> Tamaño de construcción

☑ Terrace: 1 Msq.

☑ X