

**reference:** 410-50497

**property type:** office

**sale/rent:** for sale

**price:** 158.000 €

**condition:** reformed

**address:** Vallès

**Nº: floor:** 0

**town:** Sabadell

**province:** Barcelona

**postal code:** 8201

**zone:** Centre


<b>sqm built:</b>	120	<b>lift:</b>	no	<b>floor:</b>	
<b>living area:</b>	111	<b>pool:</b>	no	<b>air conditioner:</b>	
<b>plot sq.meters:</b>	0	<b>garages:</b>	0	<b>hot water:</b>	
<b>sqm terrace:</b>	0	<b>terraces:</b>	0	<b>fuel:</b>	
<b>bedrooms:</b>	0	<b>storage room:</b>	no	<b>orientation:</b>	
<b>bathrooms:</b>	0	<b>garden:</b>	no	<b>antiquity:</b>	
<b>toilets:</b>	1	<b>courtyard:</b>	no	<b>outward/inward:</b>	inward
<b>cupboards:</b>	0	<b>furnished:</b>	no	<b>community fees/month:</b>	0

**description:**

LOCAL ON THE FOOT OF STREET (Vallès, 111), WITH VADO AND ACCESS TO PARKING / RECEIVER. 3 OFFICES (18, 18 and 15 m<sup>2</sup>), FILE, WC AND SMALL WAREHOUSE. Removable screens - divisible. 25 m from PARKING BANC SABADELL PLAZA CATALUNYA (BEHIND) Local ALL reformed in January 2005: - Lining wood walls, partitions, floor, ceilings, electrical installation, heating, telephony / network, drains and drains ... - INDEPENDENT ENTRY by metal shutter of motorized access with remote control and, external clutch manual of security (before electrical power failure). Divisorias of double body (8 cm), aluminum, wood (caramel oak) and glass 3 + 3, with chamber with acoustic-thermal insulation of rock wool. Keraben Porcelain Stoneware Floor (offices type La Caixa) False ceiling with fire-resistant Heraklite insulation (straw type), hidden profile. Illumination spotlights 1 each / 2 m<sup>2</sup>, with two bulbs of low consumption. Emergency lights and electrical panel according to regulations 2004. Independent computer electrical installation. 4 telephone lines installed. Heating throughout the premises using THERMIC / DIGITAL RADIATORS PROGRAMMABLE, low consumption. Independent daily digital programmer. New electrical installation by false ceiling / accessible. Fire-resistant and ecological pipes and cables. Four skylights (1m x 1m aprox.) Ventilation to the bottom of the premises (WC), through open sky of 1 m. X 4.30 m. With skylight. Community of 3 neighbors. Community expenditure approx. 6 € / month. Immediate delivery, all high services. OFFICIAL APPOINTMENT JANUARY 2008 (La Caixa - TINSa) = € 220,000