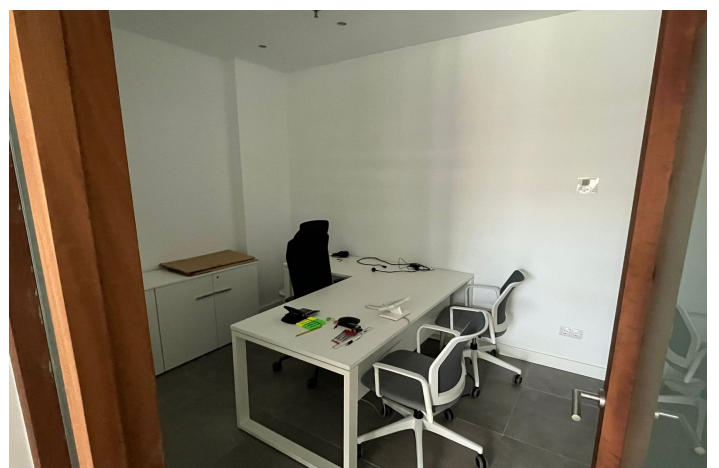
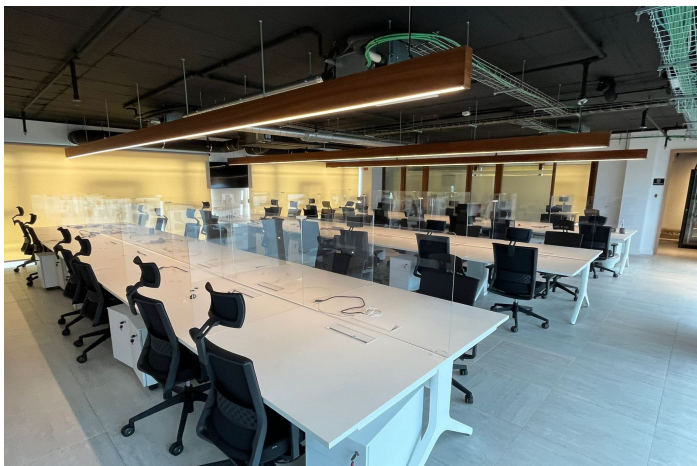


Office for sale in Sotogrande, Sotogrande

1,050,000 €

Reference: R4812730 Build Size: 767m²



Costa de la Luz, Sotogrande

Huge Commercial Premises - Sotomarket

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.

The asking price is EUR 1,600,000 and this is without an incumbent tenant. 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 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.

Features:

Features

Lift
Near Transport
Private Terrace
Storage Room
Ensuite Bathroom
Solarium
WiFi
Fiber Optic

Views

Urban

Furniture

Fully Furnished

Parking

Underground
Private
More Than One

Orientation

North
South

Setting

Commercial Area
Close To Shops
Town

Kitchen

Fully Fitted

Utilities

Electricity
Drinkable Water
Telephone

Climate Control

Air Conditioning
Cold A/C
Hot A/C

Condition

Excellent

Security

24 Hour Security
Alarm System
Entry Phone
Safe

Category

Investment
Resale