



Exceptional modern offices of 89 square meters on the first floor of a **beautiful listed modernist building**, constructed in the early 1900s, located in the heart of the city of Barcelona.

The offices offer high ceilings with modernist features and includes an internal terrace.

The building was completely refurbished in 2002.

Offices

Rambla Catalunya 77/ Barcelona





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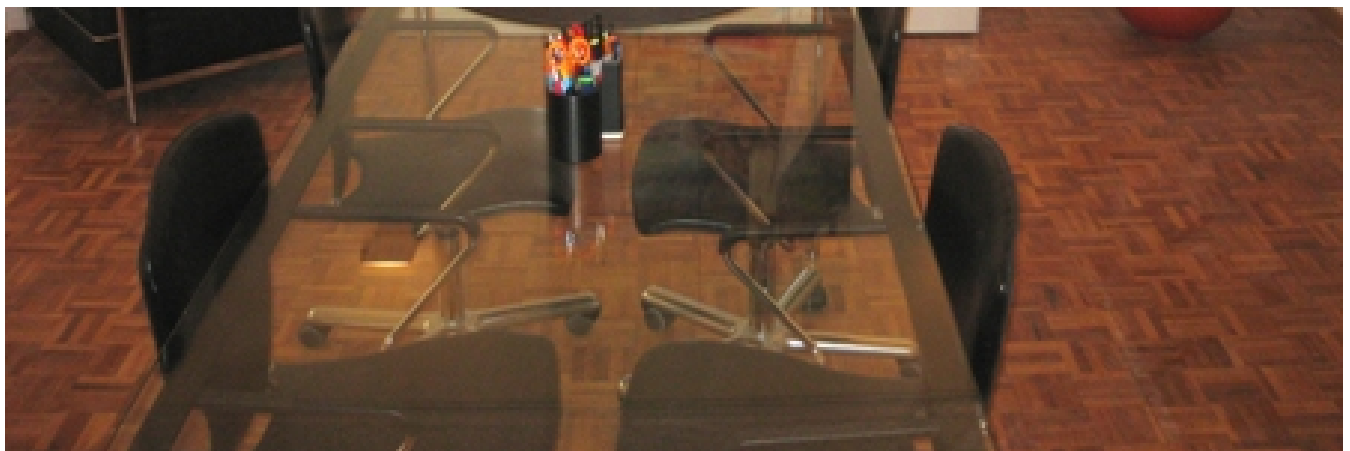
Rambla Catalunya 77/ Barcelona





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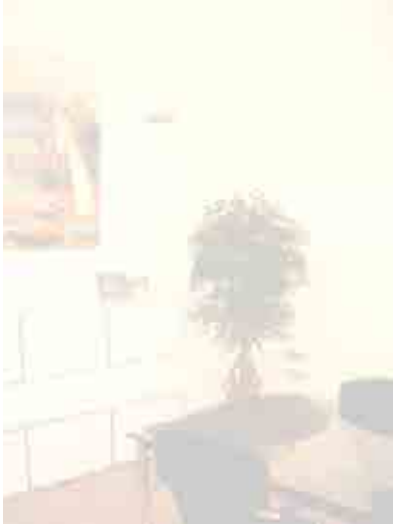




Offices

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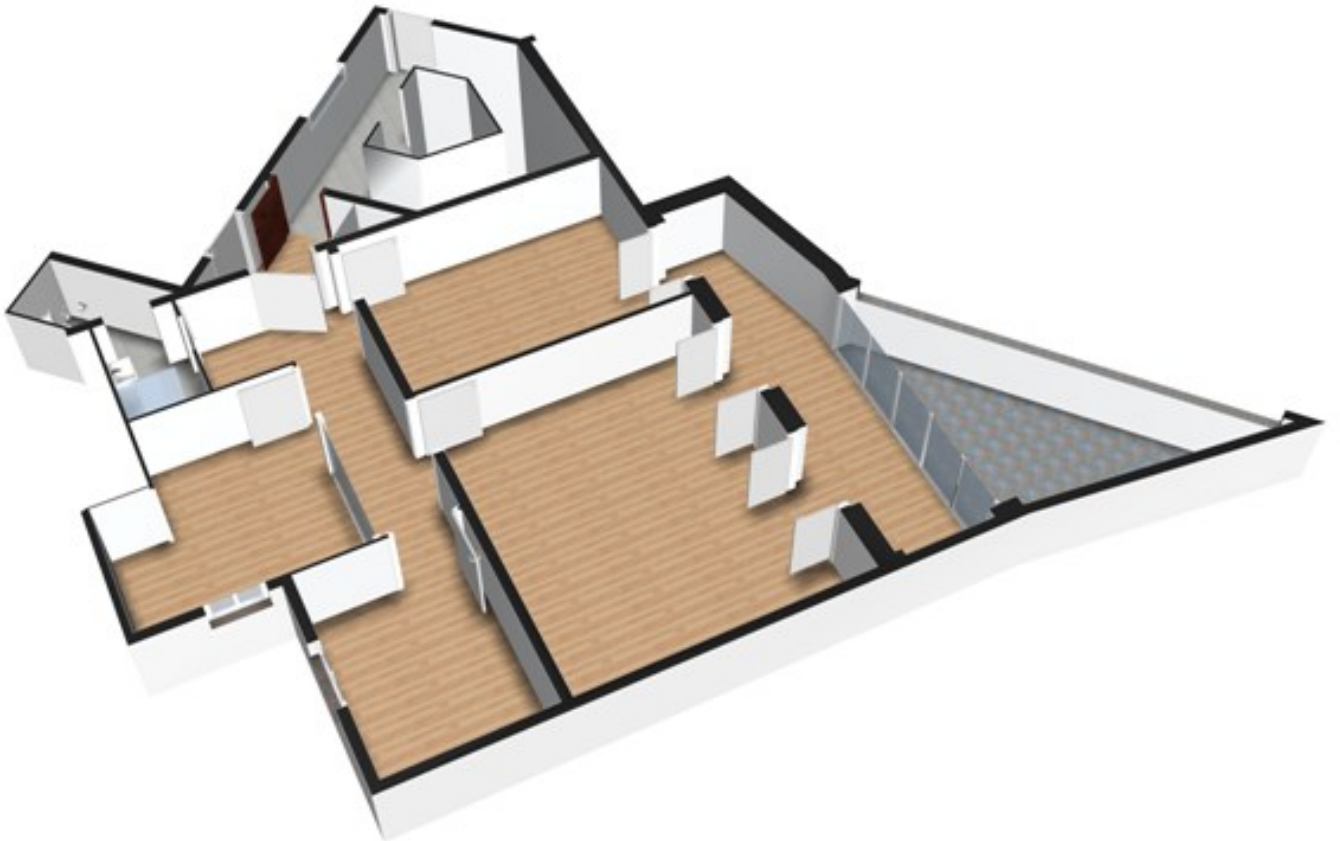


3D



Floor plan

floorplans



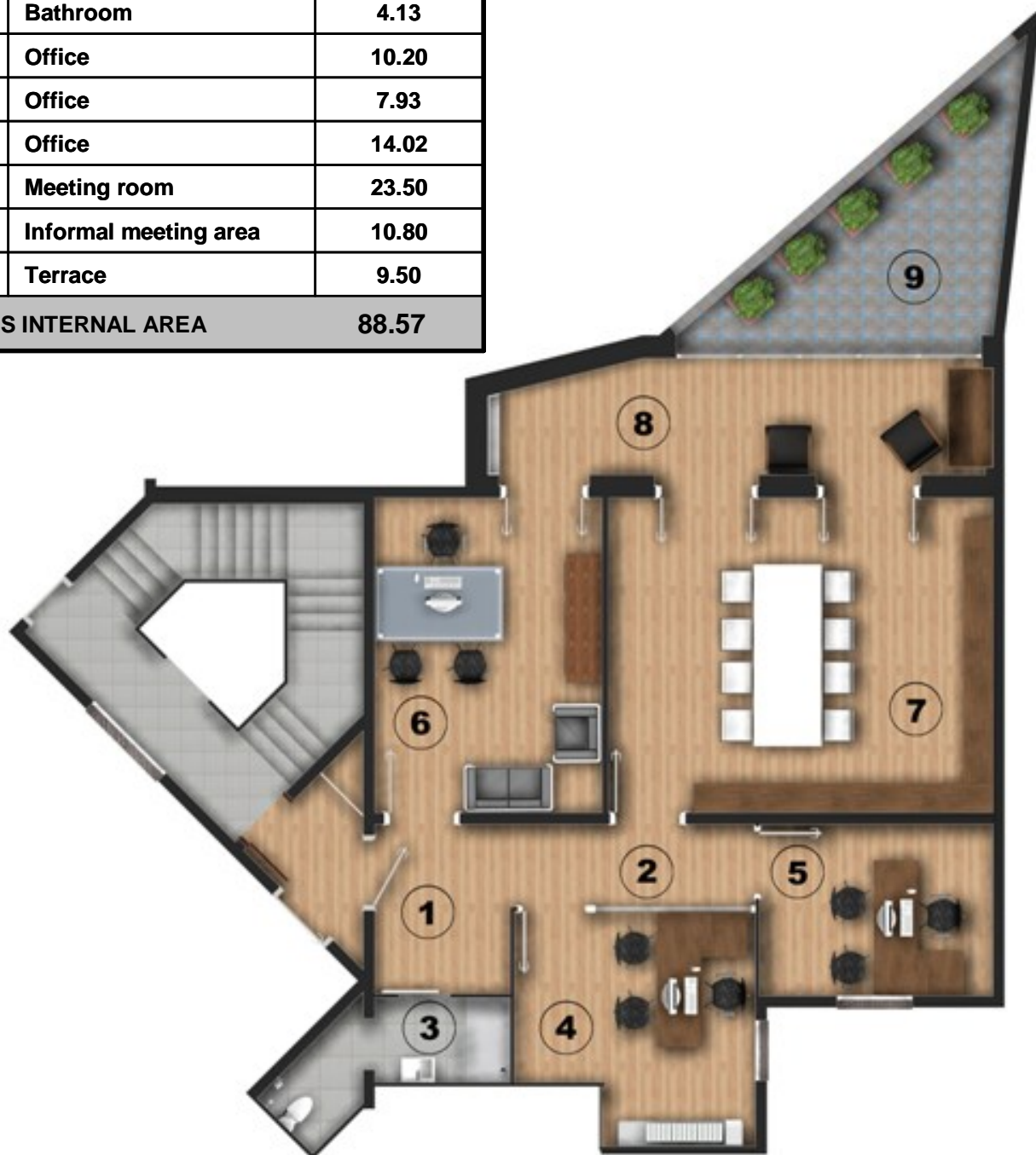
floorplans



floorplans

Offices Pral 1-A: Rbla.Catalunya

<i>Id.</i>	<i>Description</i>	<i>Area (m²)</i>
1	Reception area	4.61
2	Corridor	3.88
3	Bathroom	4.13
4	Office	10.20
5	Office	7.93
6	Office	14.02
7	Meeting room	23.50
8	Informal meeting area	10.80
9	Terrace	9.50
GROSS INTERNAL AREA		88.57





General

89 sqm
 9'5 sqm
 3 offices
 1

 Public

Description

Reception area
 1 Meeting room
 3 Offices
 1 Informal meeting area

Bathroom with shower
 Internal terrace

Equipment

- § Central heating and air conditioning, independent for each room
- § Carrier Inverter A+ unit (energy efficiency)
- § Category 5e cabling throughout the rooms for all computer/networking needs
- § Rack 12 units
- § Switch panel 24 ports

Finishing

Oak wooden flooring
 3.20m high ceilings with modernist features

Areas

- Built area: **88'57 sqm**
- Usable area: **80'65 sqm**
- Terrace: **9'44 sqm**

Rental Conditions

Contract period: **5 years**
 Service charge: **144€ per calendar month**

Price: **LEASED**

Communications

Metro: L3 (Passeig de Gracia) / L5 (Diagonal)

Train: Passeig de Gracia / Provença

Bus: 16-17-20-43-44-63-67-68

Airport: < 15 Km



For further information contact :

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Offices in Barcelona: C/ RAMBLA CATALUNYA 77,PRAL 1-A