



## Kommersiella fastigheter för långsiktig hyra i Valencia, Valencia

1.000€ p/m

Imagine your business thriving in this exceptional commercial space, perfectly positioned on the sought-after Calle Islas Canarias in Valencia's vibrant Camins al Grau district. This impressive 162m<sup>2</sup> local comercial offers a blank canvas, ready for you to tailor it to your exact vision and needs.

Forget standard spaces – this is a prime location brimming with opportunity. Benefit from high visibility and foot traffic on this emblematic commercial street, ensuring your business captures attention from day one. The generous 5-meter facade provides an excellent platform for impactful signage and an inviting entrance.

Security and convenience are paramount. The premises feature a secure security shutter and an additional aluminum gate for peace of mind. Inside, the space is open-plan and adaptable, allowing for flexible layouts to suit a wide range of businesses.

Key features include:

Spacious 162m<sup>2</sup> open-plan layout: Design your ideal workspace without limitations.

Prime location on Calle Islas Canarias: Benefit from high visibility and excellent foot traffic.










Impressive 5-meter facade: Maximize your business's street presence.

Secure access: Security shutter and aluminum gate for added protection.

Well-maintained interiors: Featuring Gres flooring and walls in excellent condition.

Practical ceiling: Mixed demountable ceiling with integrated lighting installation.

Dedicated utility and telecom room: Streamline your operations.

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|--|---|--|
|  0 sovrum                |  1 badrum                |  162m <sup>2</sup> Bygg storlek |
|  air conditioning yes    |  storage room            |  security door                  |
|  diaphanous distribution |  construction year: 1937 |  orientation: Sur               |

