



Exceptional modern offices of 178 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 3 balconies with beautiful **views over Rambla Catalunya**.

The building was completely refurbished in 2002.

Offices

Rambla Catalunya 77/ Barcelona





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3D



Floor plan

floorplans



floorplans



floorplans

Offices Pral 1-B: Rbla. Catalunya

<i>Id.</i>	<i>Description</i>	<i>Area (m²)</i>
1	Reception area	18.20
2	Corridor	15.77
3	Kitchen	12.41
4	Bathroom	6.21
5	Bathroom	2.69
6	Office	24.76
7	Meeting room	23.65
8	Office	14.90
9	Office	17.34
10	Office	16.06
11	Office	7.07
12	Balcony	5.01
13	Balcony	7.07
14	Balcony	6.98
GROSS INTERNAL AREA		178.12





specification

General

178 sqm
 6 offices
 2

 Public

Description

Entrance Hall
 Reception area
 1 Meeting room
 5 Offices
 1 Storage room

Kitchen
 Bathroom with hydro massage bathtub
 WC
 3 balconies facing onto Rambla Catalunya

Equipment

- § Security door
- § Central heating & air con., independent for each room
- § Carrier Inverter A+ unit (energy efficiency)
- § Category 6 cabling throughout the rooms for all computer/networking needs
- § Rack 6 units
- § Switch panel 24 ports (Category 6)

Kitchen details

- § Dishwasher
- § Washing machine
- § Induction hob
- § Extractor hood
- § Oven
- § Microwave
- § Fridge-freezer

Finishing

Oak wooden flooring
 3.20m high ceilings with modernist features
 Hand painted modernist ceilings
 Acoustic Insulation: (Technal brand)
 Exterior carpentry in lacquered aluminum:
 FXI/GXI 6+6 silence/c12/6 transparent

Areas

Built areas: **178'12 m2**
 Balcony: **19'06 m2**

Rental conditions

Contract period: **5 years**
 Service charge: **292€ per calendar month**

Price: **LEASED**

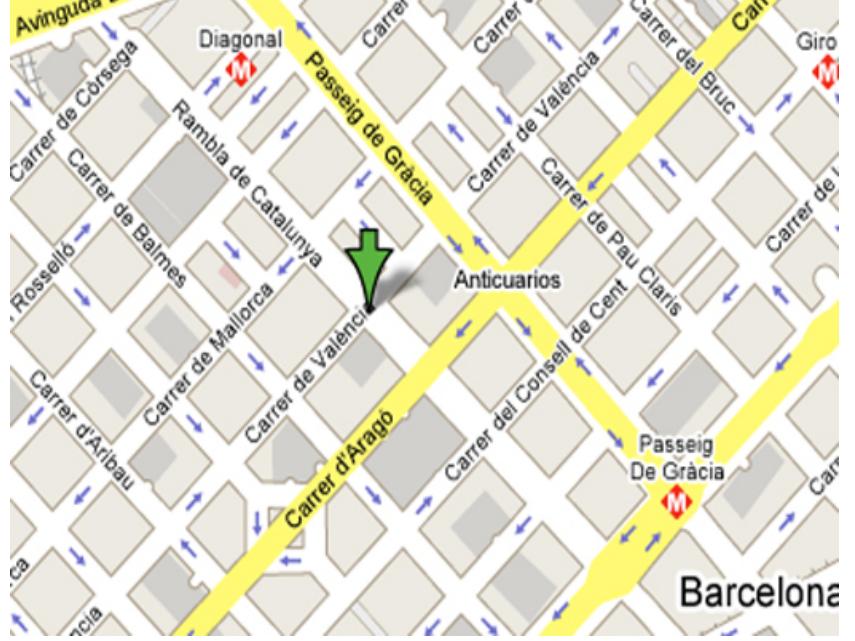
Communications

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

Train: Passeig de Gracia / Provença

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

Airport: < 15 Km



location





For further information contact :

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