



Scandicci (FI)

Via Pantin 1

Immobile a reddito *in vendita*

KERING



Prospetto

Via Pantin 1
Scandicci



SISTEMA RE
REAL ESTATE
MILANO

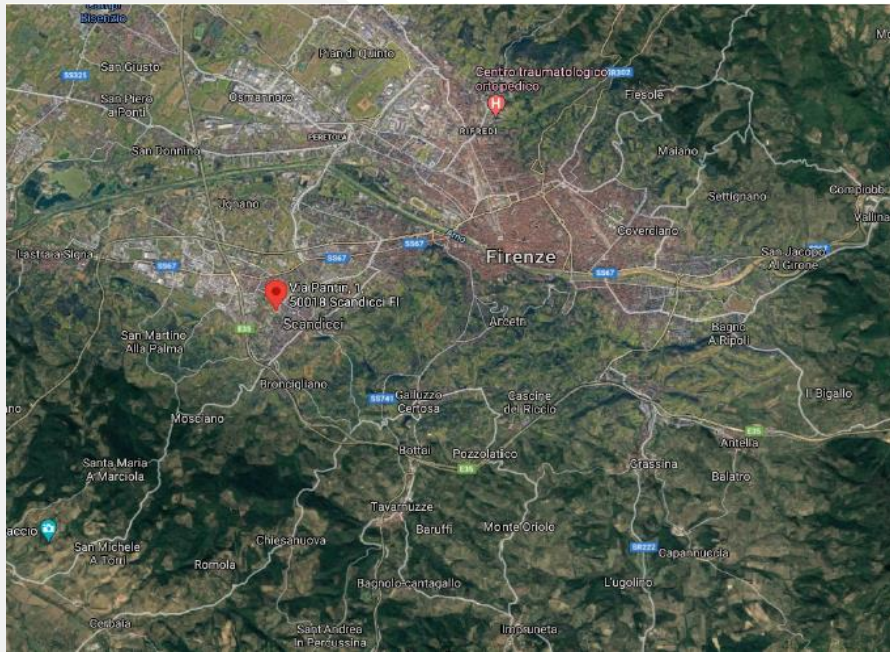


Interni

Via Pantin 1
Scandicci

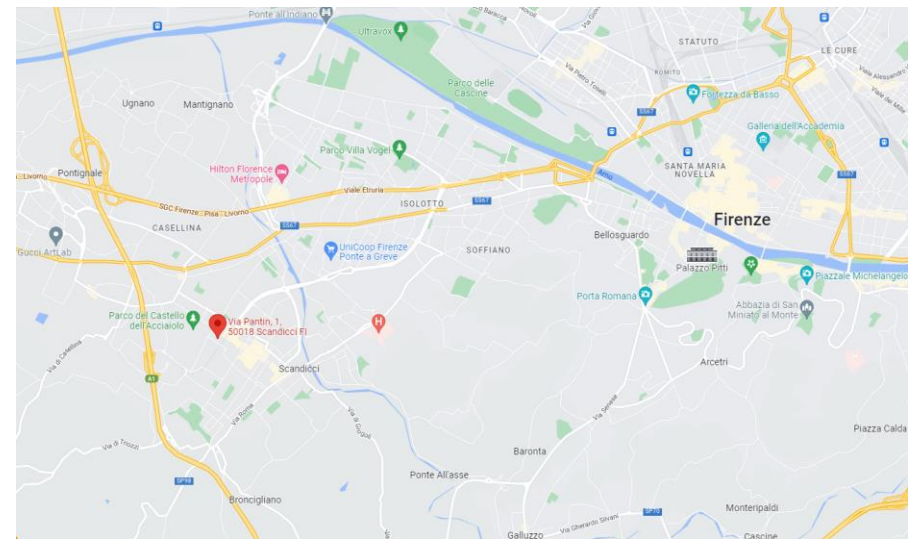


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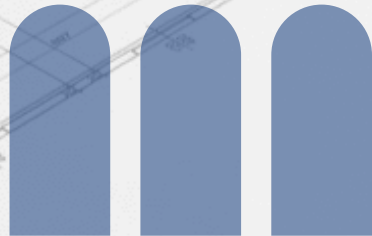


Posizione

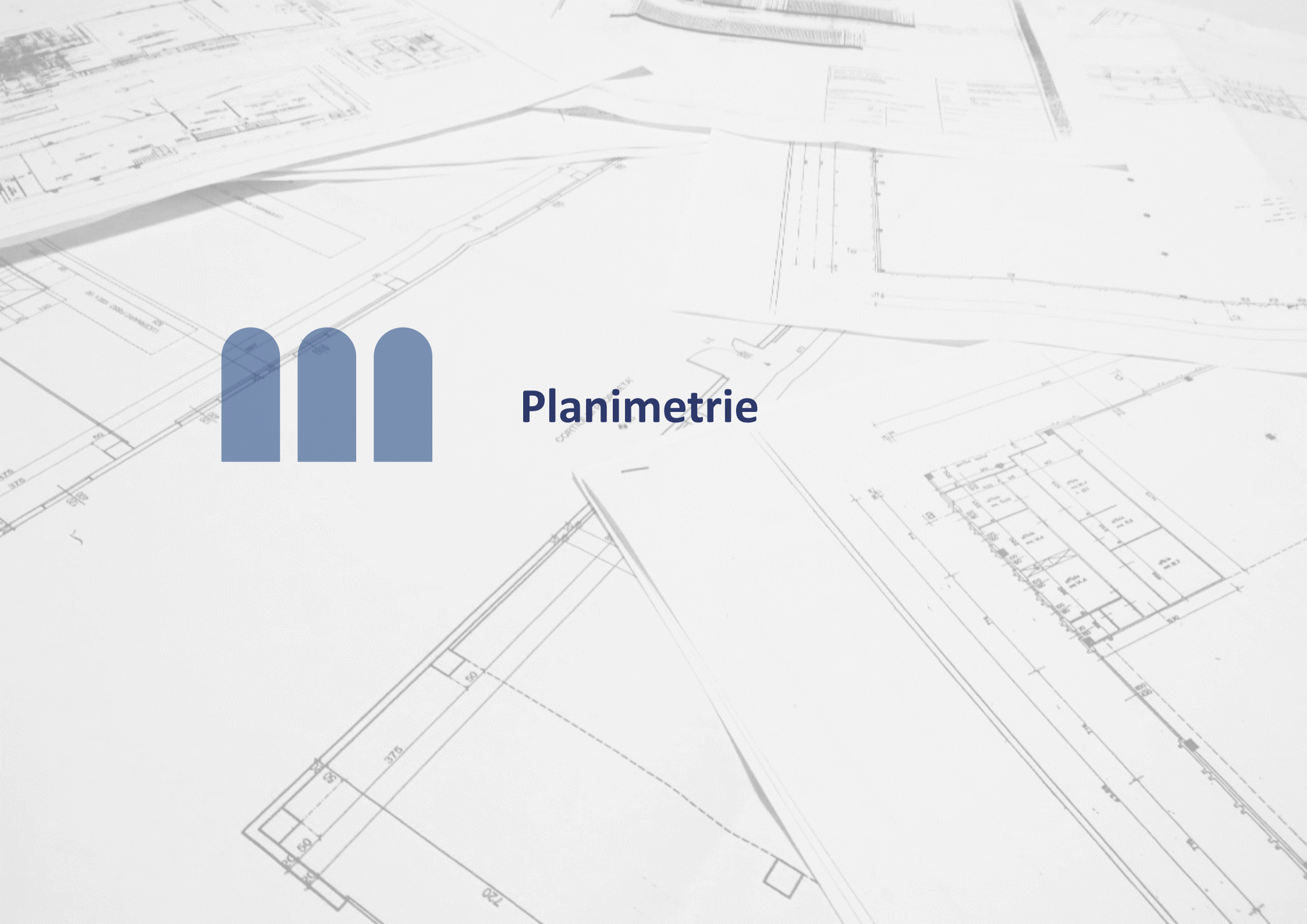
Via Pantin 1
Scandicci



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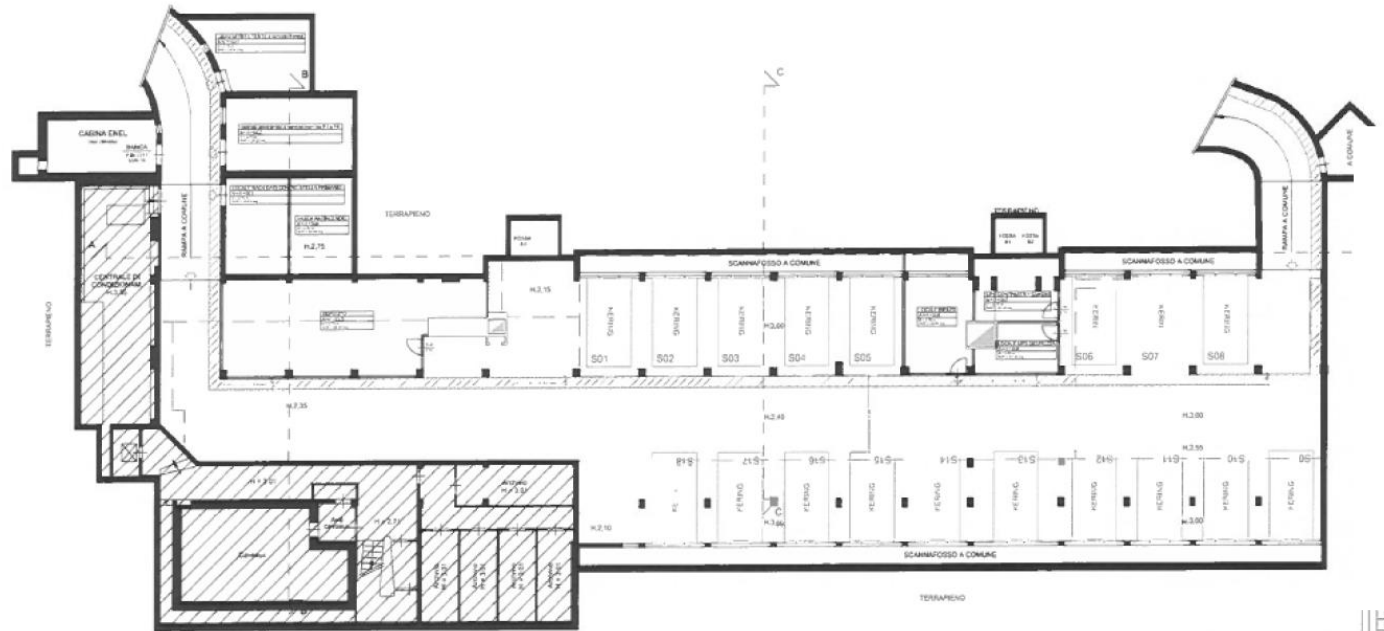


Planimetrie



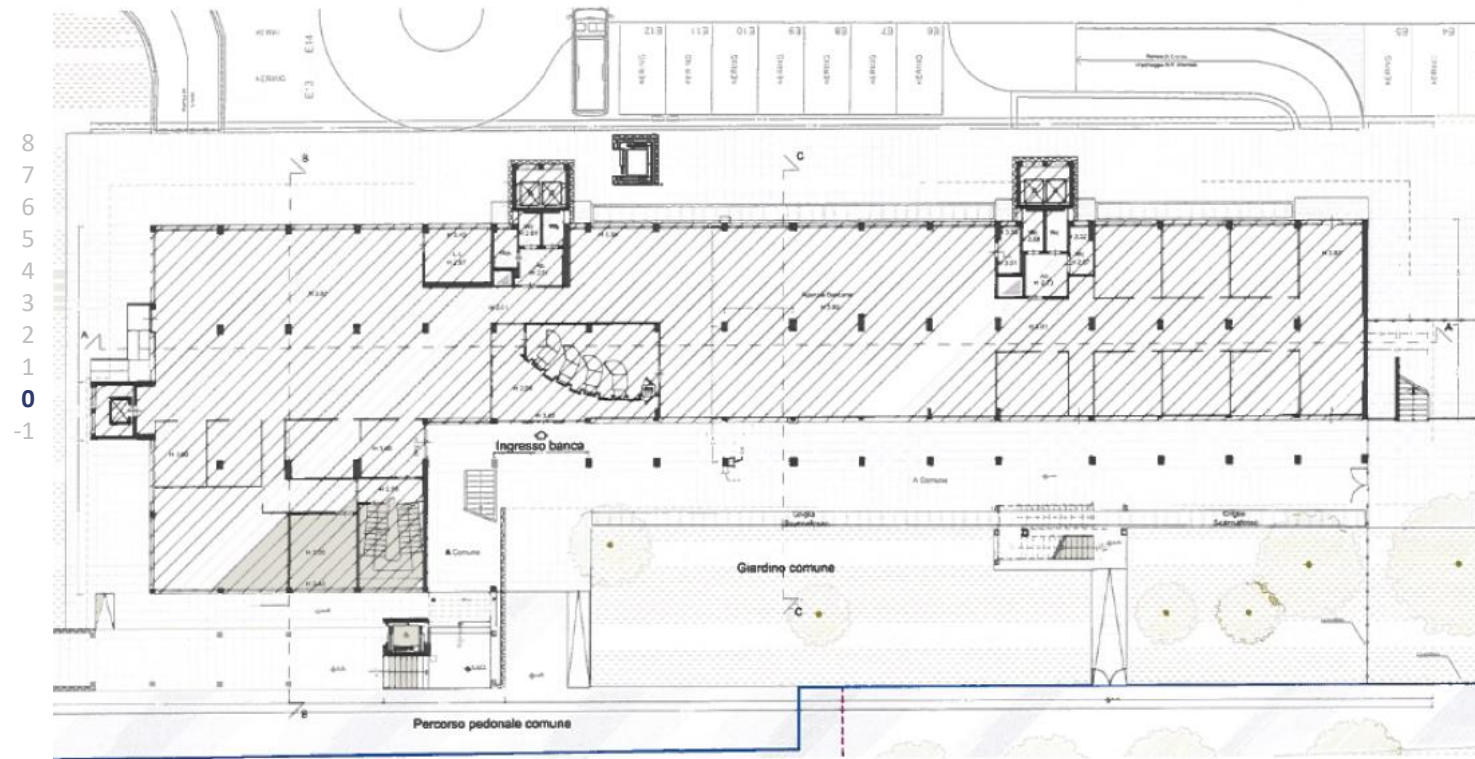
Piano Interrato

8
7
6
5
4
3
2
1
0
-1

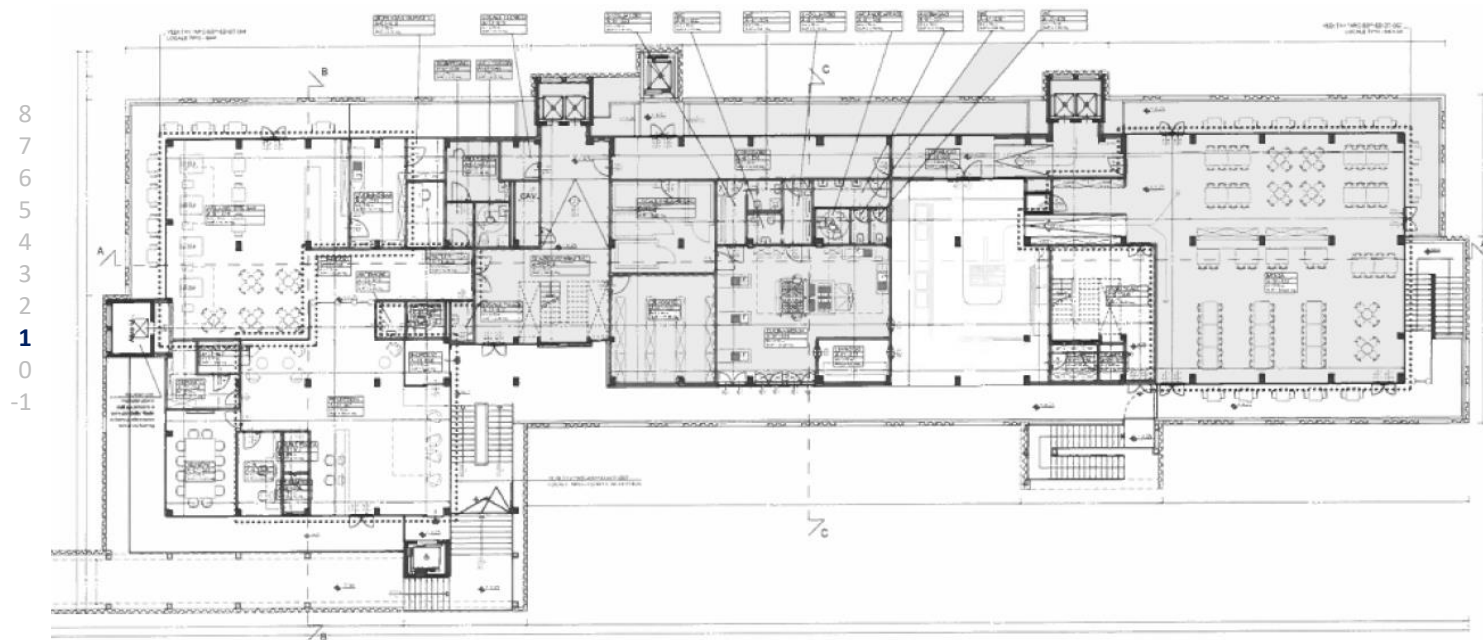


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Piano Terra

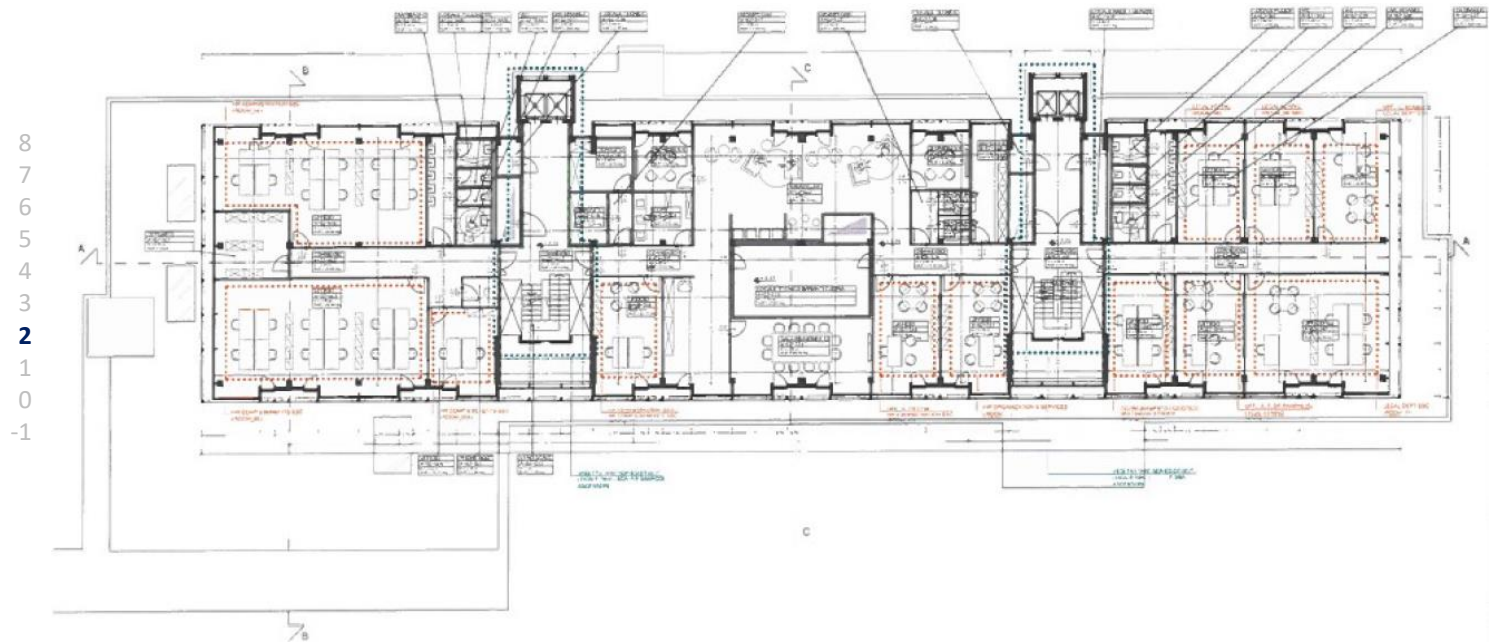


Piano Primo



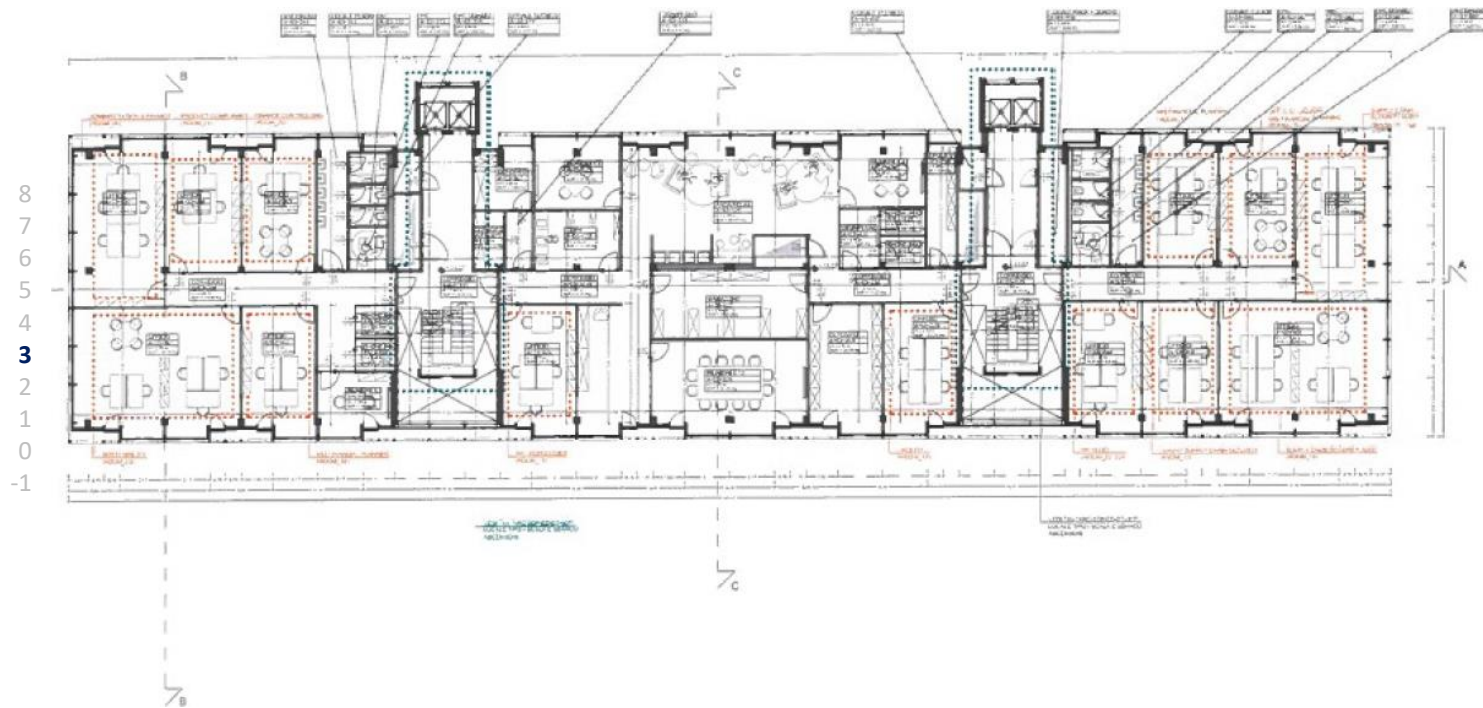
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Piano Secondo

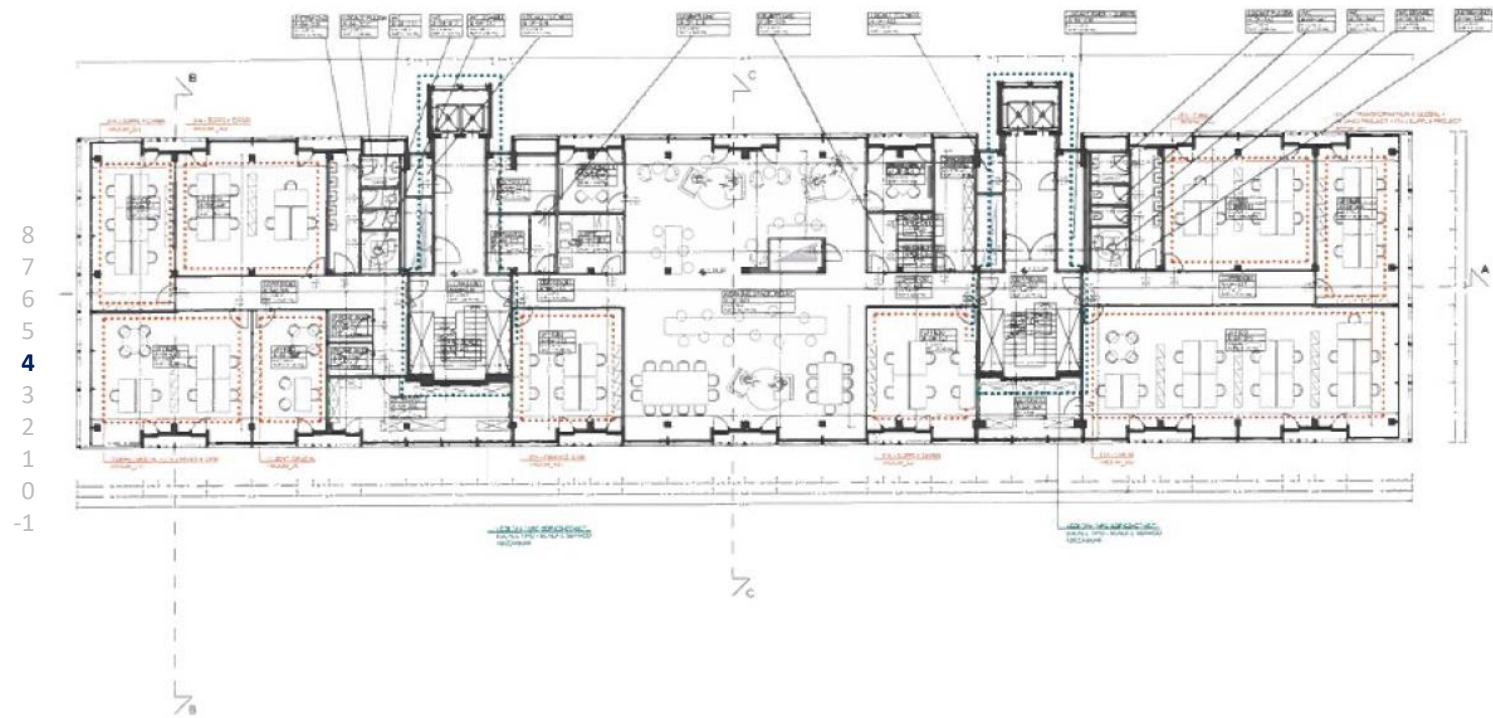


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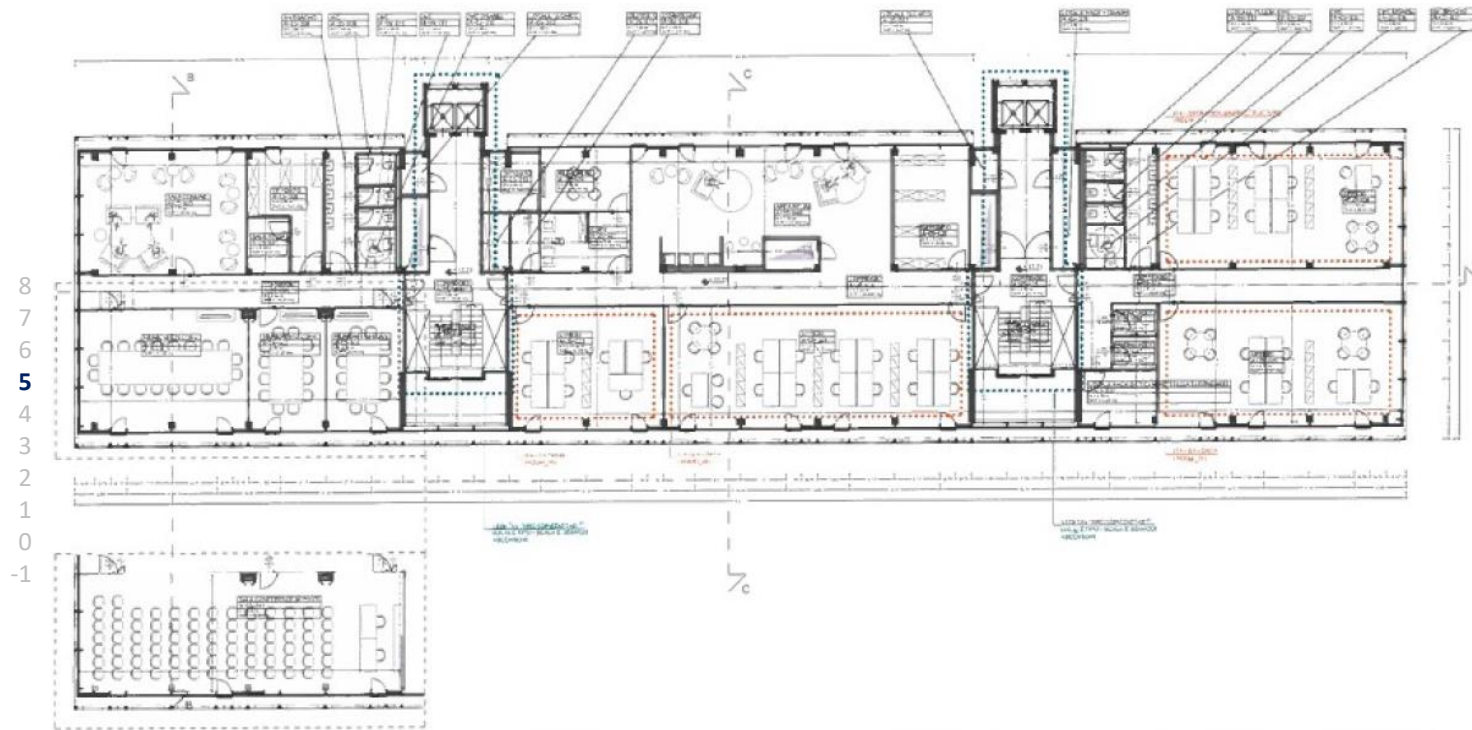
Piano Terzo



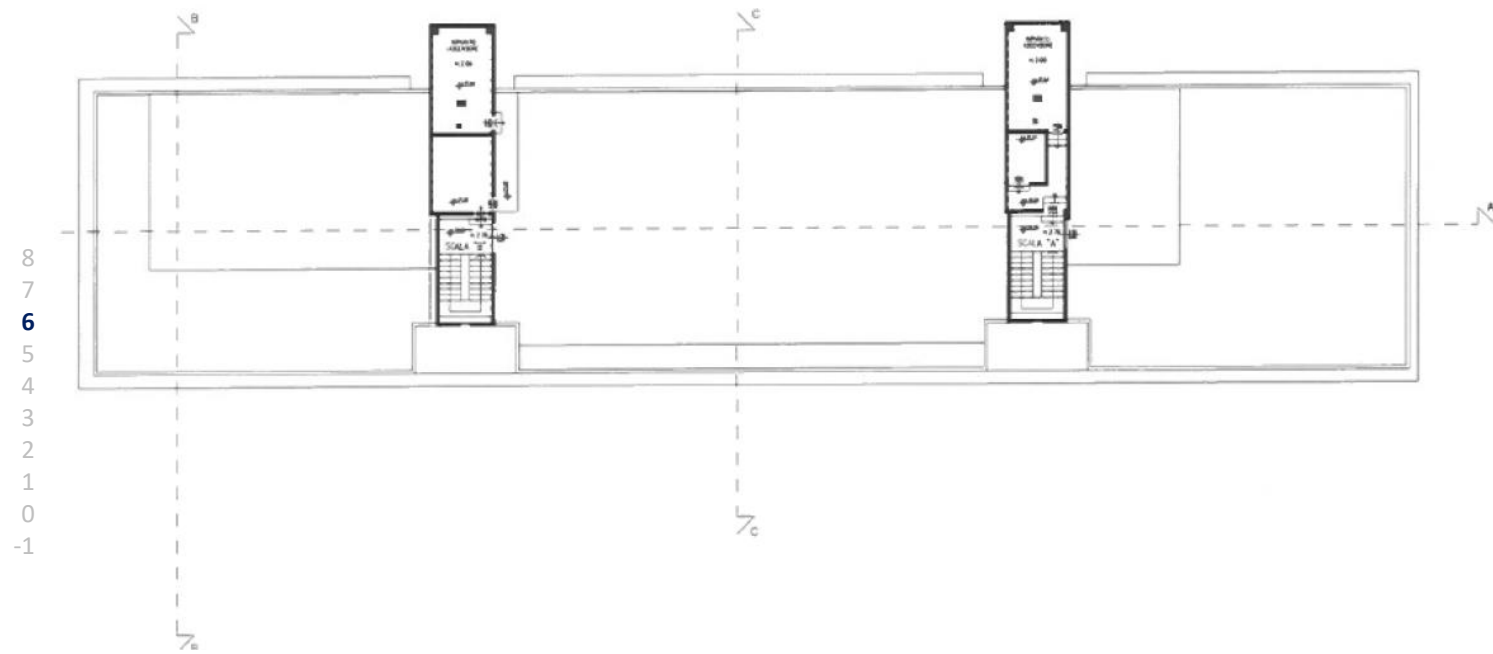
Piano Quarto



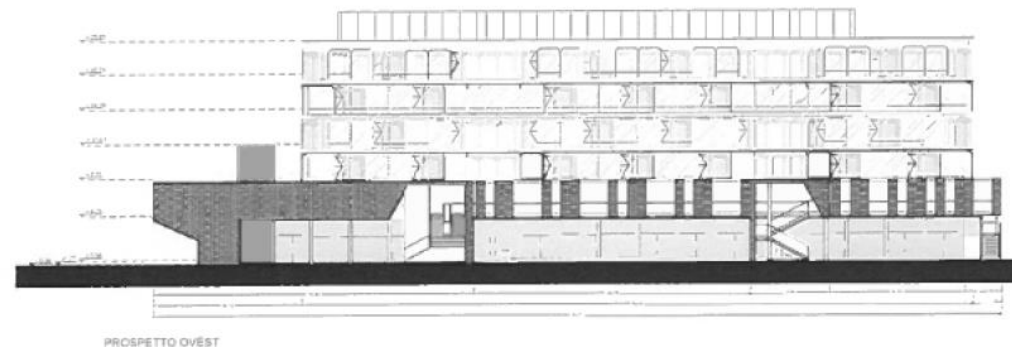
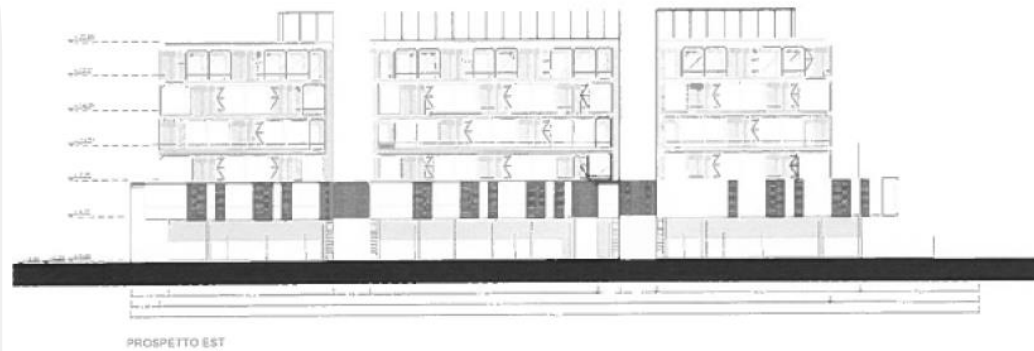
Piano Quinto



Piano Sesto (copertura)

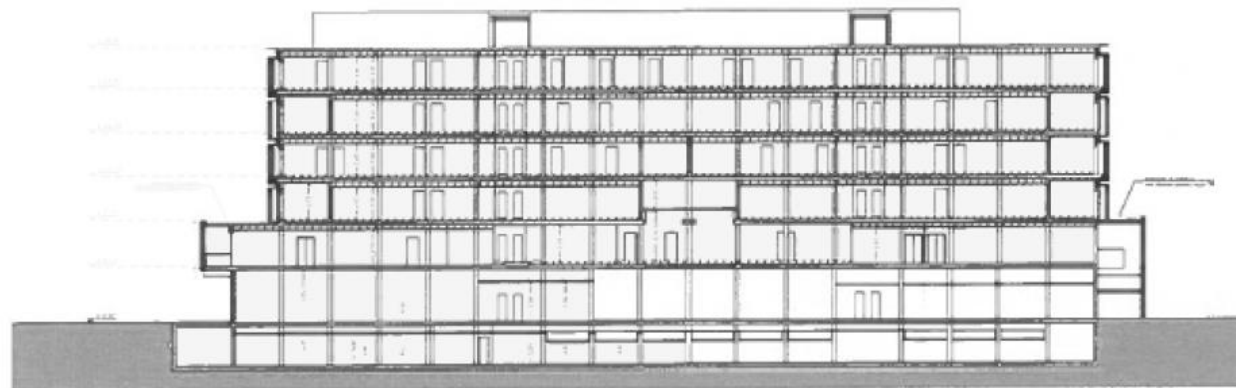


Prospetti

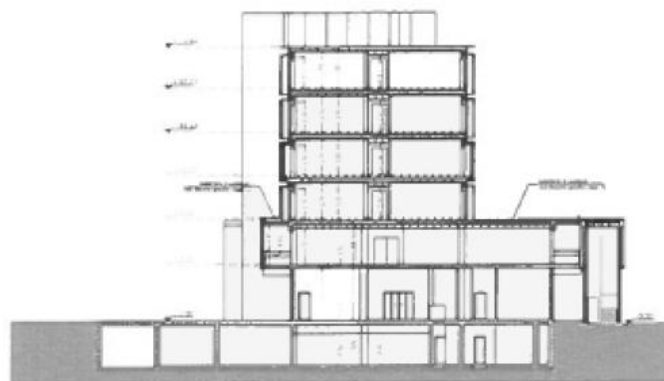


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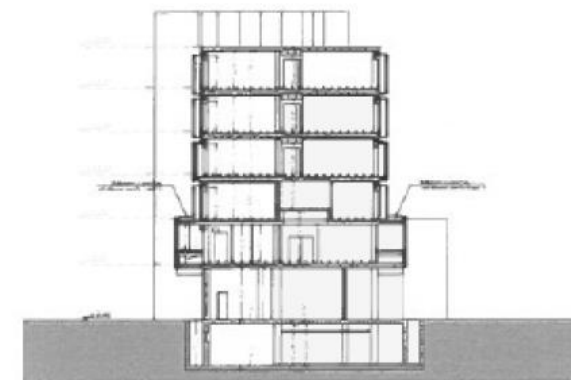
Sezioni



SEZIONE A-A



SEZIONE B-B



SEZIONE C-C



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THE LEASE AGREEMENT

Asset fully let

1

TENANT	Banca INTESA
GROSS AREA	1120,75 s.q.m.
START DATE	18/12/2017
DURATION	6 + 6
BREAWAK OPTION	None
RENT	151.462,00
INDEXATION	0,75%
GUARANTEE	Fideiussione

Tenants



2

TENANT	KERING ITALIA SPA
GROSS AREA	6521,69 s.q.m.
START DATE	At closing (2022)
DURATION	9 + 9
BREAWAK OPTION	None
FULL RENT	1.300.000,00
INDEXATION	100%
GUARANTEE	Fideiussione
MAINTENANCE	Double net
PARKING SPACES	68

TOTAL GROSS AREA	7642,44 s.q.m.
TOTAL RENT	1.450.000,00

Dati tecnici ed economici



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Dati tecnici ed economici

Città	Scandicci (FI)
Indirizzo	Via Pantin 1
GLA	7.642,44 m ²
Canone annuo totale	€ 1.451.462
Valore di vendita richiesto	Trattativa riservata





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P. Iva 10862800967 - Rea Mi-2562633
Email : info@sistema-re.com Pec: sistema-re@legalmail.it

Valori economici di intermediazione:
12% sul valore del canone annuo a regime
+ 3% sul valore di buonuscita accordato e pagato a uscita
3% sul valore di vendita.
Filiali: Bologna – Alba.

Brokerage fee:
12% of the full-service annual rent
+ 3% of the key money agreed and paid at the exit
3% of the sale value.
Offices: Bologna - Alba.

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