



LARGE,
WELL-DISTRIBUTED
AND EXCELLENTLY
CONNECTED
LABORATORY
NEAR THE G.R.A.



Via Trionfale | Roma

In the La Giustiniana area with access from Via Trionfale we offer for sale a C/3 laboratory of about 718 sqm commercial, located on the basement floor with driveway access via two ramps, one entrance and one exit.

The laboratory is located below an office and commercial area arranged in a horseshoe shape with parking in the center. The space is mostly unoccupied, without internal divisions, with a height of 4.10 meters, and has a large sliding access window. Inside, there are also two office rooms with bathrooms, and to the side two rooms used as dressing rooms and/or storage. The solution can be used both as a laboratory and as a warehouse/storage room, and is strategically located for road connections, with access from Via Trionfale a few meters from the

intersection with Via Cassia and a short distance from the entrance of the Grande Raccordo Anulare-Uscita Trionfale, and close to the stops of the FL3 Roma-Viterbo La Giustiniana and Ipogeo degli Ottavi railway line.

In addition, the space above is occupied by commercial establishments, private offices, and services.

The two side, access and exit roads, although not extremely wide, allow the passage of vehicles such as vans or vans, not heavy vehicles.

The general condition of the property is fair, needs some renovation work, has lighting and provision for air extraction system, direct water and sewer connection.





PROPERTY DETAILS

AREA

La Giustiniana | Roma

TYPE

Laboratory

FLOOR

Basement floor

ORIENTATION

E

CONDITON

Decent

HEATING

Absent

EQUIPMENT

Connection to the sewer system and direct water supply

ENERGETIC CLASS

G class

CONDOMINIUM FEES

€ 0,00

CADASTRAL CATEGORY

C/3

CADASTRAL INCOME

€ 2149,29

GROSS SQM

Laboratory 636 sqm
Pertinences 164 sqm

COMMERCIAL SQM

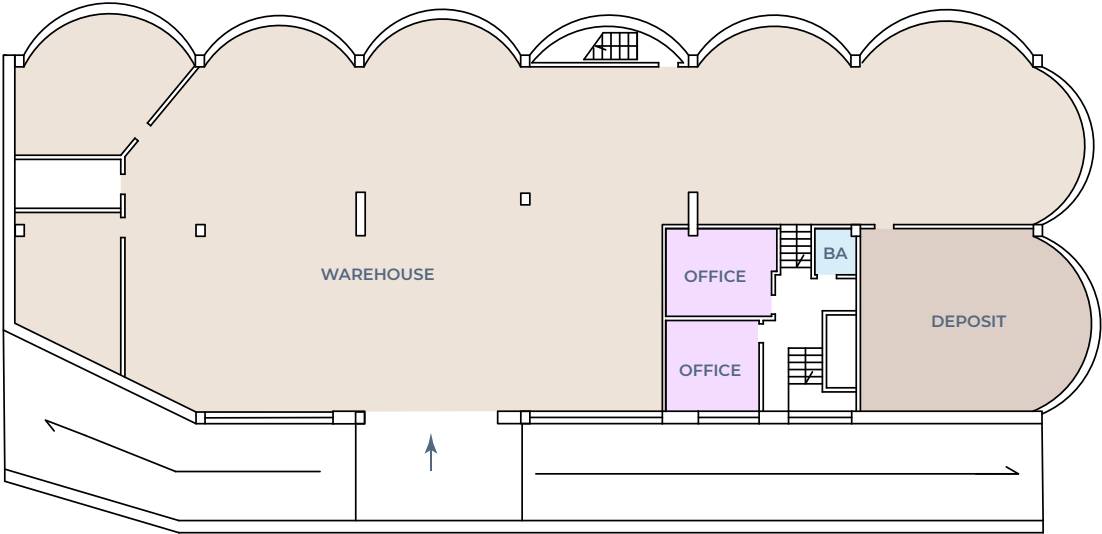
Total 718 sqm



PRICE € 340.000,00



PLANIMETRY



Legend

BA = bathroom











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