



## Area Via Borgospesso



### FEATURES:

|               |                    |
|---------------|--------------------|
| Property type | Commercial, Office |
| Brokerage     | Rent               |
| Surface (sqm) | 65                 |
| Bathrooms     | 1                  |
| Floor         | ground floor       |

### DESCRIPTION:

Area Via Borgospesso. In the most exclusive heart of the Quadrilatero, a historic eighteenth-century building, a charming commercial space, and a garden floor of rare elegance and absolute value, 65 m2. The space develops as a unique and scenic environment, enhanced by 2 street windows and 3 interior windows, which amplify visibility and brightness. The interior retains architectural elements of great value: antique wood paneling, which gives the space its identity and character, a Venetian seed floor, a refined central chandelier and evocative wrought iron appliques. Completing the property are 2 integrated wardrobes, closet and bathroom, as well as 2 accesses to the internal courtyard, offering functionality and convenience. The room is equipped with central heating and hot water and is equipped for the installation of air conditioning. The boiserie, a distinctive feature of the property, must be maintained and cannot be covered or removed, thus preserving the authenticity of the space. **Contract 6+6. Annual fee € 170,000** (monthly fee € approx. 14,170) + **annual condominium fees € approx. 5,500** (monthly fees € approx. 460), subject to adjustment. **Available 6 months after signing the lease.** Energy class G. The location represents an element of absolute value: Via Borgospesso is located in the heart of the Quadrilatero della Moda, a few steps from Via Montenapoleone and Via della Spiga, the epicenter of international luxury. A unique context, characterized by the presence of the most prestigious brands, boutiques and showrooms, recognized globally. Perfectly Iconic and absolutely representative address, ideal for businesses that want a high-impact commercial location.



Frame the QR CODE to view the property on our website



PLANIMETRY 1:

