

44.000M²

OF OFFICES SET OUT OVER TWO
SYMMETRICAL, FULLY ADAPTABLE
BUILDINGS WITH EXCELLENT
QUALITIES AND THE LATEST
TECHNOLOGY.

A WHOLE 21.000M² BUILDING AVAILABLE.
TWO BUILDINGS EXCLUSIVELY FOR OFFICE USE.



AUTOCAMPO
PARQUE EMPRESARIAL

THE SURROUNDINGS

RIVAS - VACIAMADRID is a town located 15km from Madrid, at the end of the A-3.

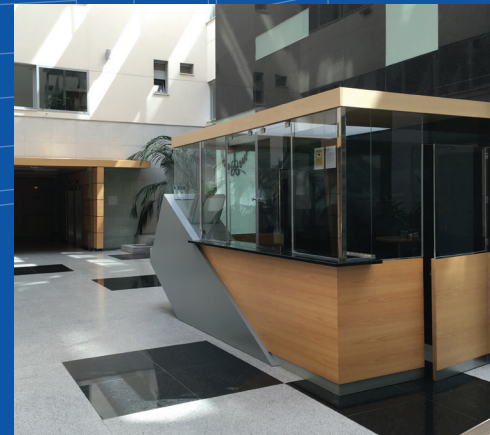
The Autocampo business park is located in a newly developed area with a lot of commercial services and a park of new, medium-high level construction homes.

The park is located a similar distance from the Parque Empresarial Arroyo de la Vega business park in Alcobendas and Parque Empresarial La Finca business park in Pozuelo de Alarcón, and is closer to office areas such as Las Rozas, Tres Cantos and San Sebastián de los Reyes.

Furthermore, it has the RIVAS FUTURA metro station of Line 9 and buses which go directly to Madrid.

The office buildings share an entrance with the H20 Shopping Centre with over 120 shops, 30 restaurants, Mercadona supermarket, 13 cinema screens, a bowling alley and 19 padel tennis courts. All of this is located next to a spectacular lake, with a 3,500 space underground and outdoor car park, surrounded by 50,000m² of green areas.

Additionally, next to this Shopping Centre there is a Retail Park, with shops such as Media Markt, Decathlon and Leroy Merlin. The Parque Empresarial Autocampo business park has 2 buildings with 44,000m² of constructed area, where large companies such as BQ, Grupo Oesía, and Faurecia, etc., have decided to establish their headquarters.



MODULES FROM
200M² AND FULL
FLOORS AVAILABLE



AREAS

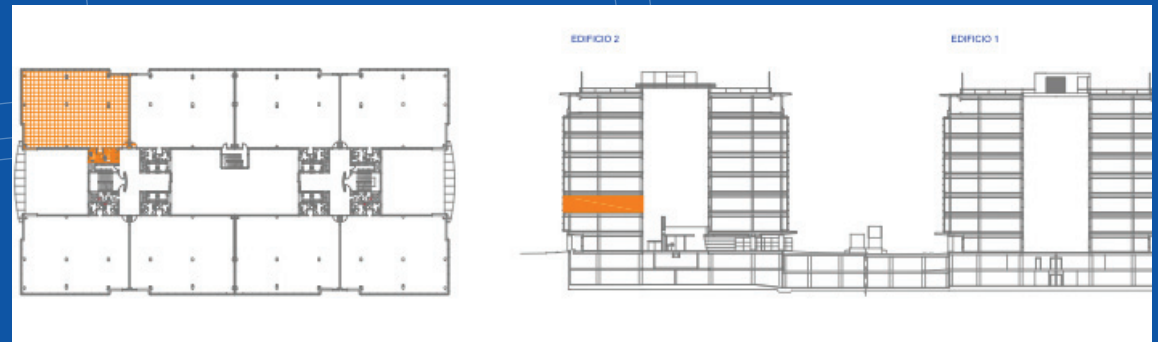
FLOOR	MODULES	BUILDING AREA M2 CONSTRUCTED
GROUND	B-1	203,68
	B-2	251,38
	B-3	251,38
	B-4	282,42
	B-5	282,42
	B-6	251,38
	B-7	251,38
	B-8	222,76
	TOTAL	1,996,80
TYPE (P-1,P-2,P-3,P-4,P-5,P-6)	I1	363,09
	I2	373,89
	I3	373,89
	I4	363,09
	I5	363,79
	I6	373,89
	I7	373,89
	I8	363,09
	TOTAL	2,947,92
ATTIC	A-1	292,21
	A-2	258,20
	A-3	258,20
	A-4	292,21
	A-5	292,21
	A-6	258,20
	A-7	258,20
	A-8	292,21
	TOTAL	2,201,64
TOTAL S/R		21.885,96
TOTAL AVAILABLE BUSINESS PARK		43.771,92 M2
TOTAL AVAILABLE BUSINESS PARK PARKING		850 SPACES
OUTDOOR SPACES		205 SPACES
UNDERGROUND SPACES		645 SPACES

TECHNICAL CHARACTERISTICS

- Closed circuit television with 25 continuously recording outdoor cameras.
- Controlled access with permanent 24 hour surveillance.
- Barrier at the entrance of the park with number plate identification.
- Parking area for visitors and suppliers, as well as outdoor parking spaces for clients.
- Large gardened areas with fountains and benches.
- Maximum flexibility in areas to let, allowing modules from 200m2, to sections of floors of up to 3,000m2, to the whole building to be rented for exclusive use.
- Natural lighting in all offices thanks to floor to ceiling glass panelling and the interior patios of the building.
- Toilets in each office module, as well as in the vestibule of the floor.
- Each building has 8 Fain brand lifts, with 4 in each area. In each area a lift has been set up as a service lift.
- Storage rooms in basement -1.
- Central and perimeter air conditioning, allowing division into different climate areas.
- Fire detection in each office with 6 smoke detectors, alarm button, optical warning device, siren, fire hydrant and 2 6kg powder extinguishers.
- Optical fibre installed in the buildings.



CHECK FOR AVAILABILITY:

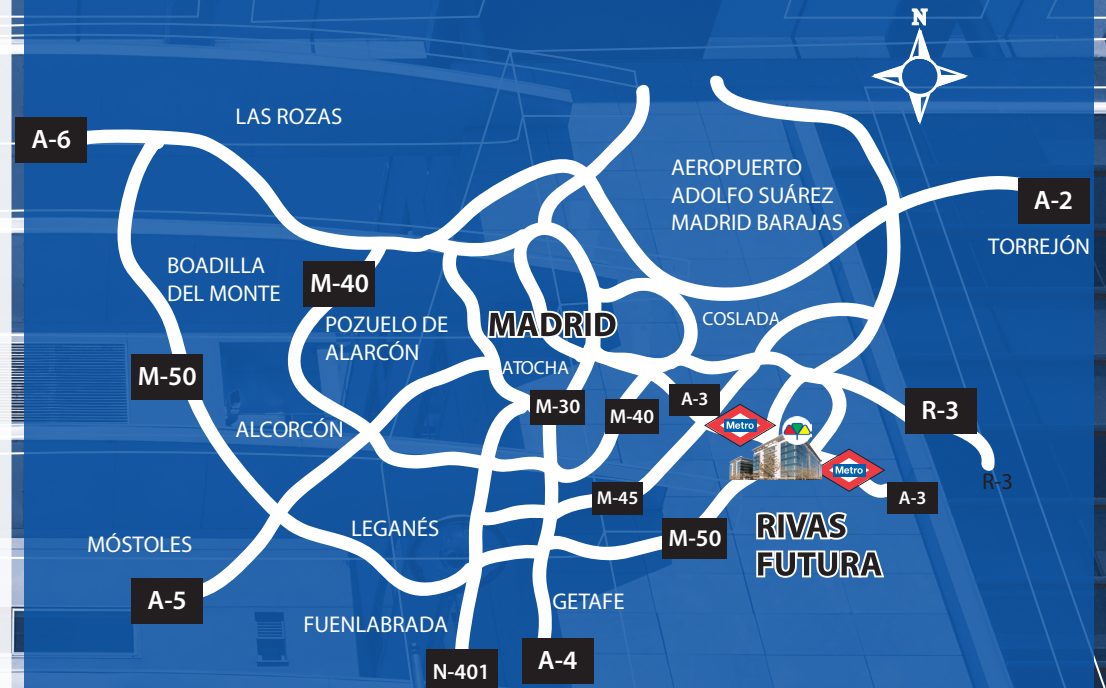


SERVICES

- » Booking of Offices and Meeting Rooms.
- » Mallorca Catering Corner.
- » Car cleaning.
- » Civil liability insurance and multi-risk building insurance.
- » 24 Hour Security and Controlled Access.
- » Reception from 7:30 to 19:30.
- » Full Maintenance Contracted with Cobra.
- » Fire Prevention Systems.
- » Intelligent Building Control contracted with HONEYWELL.
- » Administration of buildings by a sole owner.
- » Lift Maintenance contracted with FAIN.
- » Communal machinery and facility maintenance.
- » Property tax, access and other Local Government taxes.
- » Cleaning and Disinfection, Fumigation and Pest Control in communal areas..
- » Consumption of water and Electricity in communal areas.
- » Maintenance of gardens and outdoor furniture.

850 PARKING SPACES, DIVIDED BETWEEN 205 OUTDOORS AND 645 UNDERGROUND

LOCATION & COMMUNICATIONS



Connections by both public transport and motorway are excellent. A Rivas can be accessed by intercity bus from Plaza Conde de Casal, by metro Line 9 and by motorway with a connection from the M30, M40, M45, M50 and R3.



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