

## Commercialization, Av Ferrocarril N° 12 Castellbisbal

- ❖ Monthly rent of €7/m<sup>2</sup> applicable to 3,110 m<sup>2</sup> = €21,770/month (+ VAT).
- ❖ Additionally, the tenant will be responsible for:
  - Property tax (IBI), and other local taxes.
  - Maintenance contracts for:
    - Fire Protection Equipment (PCI)
    - Elevator
    - Alarm system
    - Photovoltaic panels
- ❖ The tenant will receive, at no cost, 100% of the photovoltaic energy generated by the panels installed on the roof, estimated at a production of 179,300 kWh/year, with an approximate savings of between €13,000 and €26,000 depending on the price of energy.
- ❖ Contract duration is 10 years, with the first 5 years being mandatory for the tenant. One-year notice required by both parties.
- ❖ Annual rent adjustment according to the Consumer Price Index (IPC), first adjustment on January 1, 2025.
- ❖ Availability: April 2024.
- ❖ Guarantees:
  - Two months of mandatory security deposit to be deposited with INCASOL.
  - Additional guarantees may be requested based on the accounts of the company responsible for the lease.



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