

Commercialization, Can Vinyalets N°3, Santa Perpètua de Mogoda

- ❖ Monthly rent of €21,400 (+ VAT).
 - Ground floor: €6.75/m² per month.
 - Offices: €12/m² per month.
- ❖ 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 165,053 kWh/year, with an approximate savings of between €12,000 and €24,000 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).
- ❖ Availability: Fourth quarter of 2,025.
- ❖ 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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