



REF: GVAA284BOF

Exclusiva oficina de 250 m² junto a Paseo de Gracia - Barcelona Ubica

Barcelona, Otras zonas

4.700€/month

Exclusive 250 m² Office Next to Passeig de Gràcia - Barcelona

Located in one of Barcelona's most prestigious areas, on Aragó Street just steps from Passeig de Gràcia, this outstanding 250 m² office offers an exceptional setting for companies seeking a prestigious address, strong corporate image, and an unbeatable location.

The property features six spacious rooms, ideal for private offices, meeting rooms, or collaborative workspaces, as well as two bathrooms and a fully equipped office kitchen with a dining area.

Elegant parquet flooring adds warmth and sophistication, while gas central heating and split-system air conditioning ensure year-round comfort.

Built in 1950, the building retains the charm and character of the classic Eixample architecture. It offers two elevators and a concierge service, providing convenience and excellent service for both occupants and visitors.

A unique opportunity to establish your business in one of Barcelona's most sought-after business addresses, surrounded by shops, restaurants, services, and outstanding public transport connections.

The area offers every convenience, including retail outlets, schools, green spaces, public facilities, and excellent transport links providing quick access to the rest of Barcelona.

Energy Performance Certificate (EPC) No.: 11JxxxxY7

Energy Rating: Consumption E (151 kWh/m²/year) · Emissions E (29 kg CO₂/m²/year)

Real estate agency fees are payable by the tenant.

Ideal for professional firms, consulting companies, law firms, medical practices, architecture studios, or businesses looking for a prestigious business location.

Data sheet

Distribution

- Surface 250m²
- 2 baths
- Good condition

Characteristics

- Air conditioning
- Heating
- Balcony
- All exterior
- Energy rating: E

Additional Data

- Lift

Global terms

The information on this website has been provided by third parties, as merely informative and is assumed correct. Glover Barcelona does not guarantee its veracity. The offer may be subject to inaccuracies, errors, unintentional omissions, price changes and / or withdrawal from the market without prior notice. Once the lease has been agreed upon, the agent's fees are charged to the lessee, these being 10% of an annuity of agreed rent, plus the corresponding VAT in force. The taxes corresponding to the rent, in particular the ITP are also at the expense of the lessee. Other particular conditions, such as duration, bond, guarantees, consumptions / supplies or community expenses when they exist, will be agreed and specified in each specific case.

Map:

<https://www.google.com/maps/@41.3927,2.16611,16z?hl=en>

Link:

<https://dev.gloverbarcelona.com/en/properties/barcelona-otras-zonas-exclusiva-oficina-250-m2-junto-paseo-gracia-barcelona-ubica-890>



