



## Spacious multifunctional spaces in Son Castelló



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Louer
Prix:	USD 1,415.24

### Location

Pays:	Espagne
État/Région/Province:	Baléares
Ville:	Palma de Majorque
Soumis:	12/01/2026

### Description:

Bright and versatile office spaces of various sizes located in a large, modern, and efficiently designed building in Son Castelló, one of Palma's most important commercial and administrative hubs.

The location offers excellent accessibility, just 300 metres from two metro stations and next to a free public car park with over 1,000 spaces, providing convenient pedestrian access.

The offices are arranged around two central lobbies that lead to the different units. Each lobby is equipped with two glass panoramic lifts, stairs, and an enclosed emergency staircase. There is also a fifth lift with direct access from the main entrance hall on the ground floor, exclusively for people with reduced mobility, connecting both to the underground parking and the upper floors.

All tenants have the option of securing a dedicated parking space.

The first, second and third floors each include two shared restrooms, including accessible facilities, as well as an outdoor smoking area.

Each office has pre-installation for potable water supply, ventilation and wastewater drainage, allowing for adaptation in case of internal hygiene or operational needs. The building is equipped with telecommunications infrastructure, data networks and all necessary services for commercial growth and administrative use.

Climate control is provided by a heat pump system, with independent temperature regulation in each unit.



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Air-conditioning, ventilation and telecommunications equipment are located on the rooftop.

All units feature large double-glazed Climalit windows, ensuring abundant natural light.

Available units (surface + monthly price):

- 64.80 m<sup>2</sup> €778/month
- 100.03 m<sup>2</sup> €1,200/month
- 161.89 m<sup>2</sup> €1,943/month
- 135.70 m<sup>2</sup> €1,628/month
- 80.20 m<sup>2</sup> €962/month
- 135.30 m<sup>2</sup> €1,624/month
- 197.20 m<sup>2</sup> €2,366/month
- 172.70 m<sup>2</sup> €2,072/month
- 28.20 m<sup>2</sup> €650/month
- 24.90 m<sup>2</sup> €570/month
- 18 m<sup>2</sup> €415/month
- 180.40 m<sup>2</sup> €2,165/month
- 81.20 m<sup>2</sup> €974/month

Highlights:

- Wide range of spacious units in different sizes
- On-site parking (1 space included in the price)
- Four lifts plus an additional lift for reduced mobility
- Restrooms and outdoor smoking area
- Excellent condition of offices and common areas
- Double-glazed Climalit windows
- Close to two metro stations

Conditions / Expenses:

- Deposit: 2 months
- Contract: 5 years (longer terms negotiable)
- Real estate agency fee: 10% of annualised rent + 21% VAT
- Demonstrable financial solvency required
- IBI (property tax): paid by the tenant
- Waste collection fee: paid by the tenant
- Community fees: paid by the tenant

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Pied carré fini: 100.03 m<sup>2</sup>

## Building details

Number of Garages: 1



## **Lease terms**

Date Available:

## **Information additionnelle**

Lien URL du site web: [http://www.arkadia.com/URZF-T164/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/URZF-T164/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

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