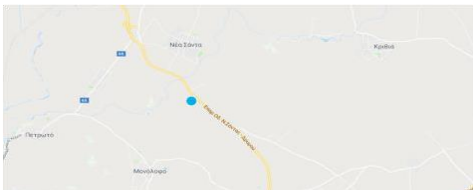


25 Km. New National Highway Thessaloniki – Kilkis, Nea Santa - Kilkis

Key Benefits

- Industrial unit built in 2006 in good condition.
- The property is located on the 25th Km of the National Highway Thessaloniki – Kilkis
- In a distance of 21 Km from Kilkis and 35 Km from Thessaloniki
- The property combines office spaces with production spaces and warehouse spaces



Google Coordinates: [40.825489, 22.922991](https://www.google.com/maps/place/40.825489,22.922991)

Contact

Dimitris Tzivras

t: +30 2316 020301
m: +30 6934333854
e: dimitris.tzivras@cbre-atria.gr

Atria Property Services SA

86, Tsimiski Street | 546 22 Thessaloniki | Greece
t: +30 2310 279248
f: +30 2310 241382

www.cbre-atria.gr

Property

Industrial unit for sale built on a land plot with a surface of 13,086 sq.m.. The property consists of two conjoined buildings of small manufacturing use and office space use respectively with a total surface of 6,022.1 sq.m. consisting of five levels. The first level, with a surface of 1,456.5 sq.m., consists of the basement level of the small manufacturing building and its use is characterized as storage space. The second level consists of the ground floor production area of the small manufacturing building and the basement floor (storage area) of the office space building with surfaces of 3,621 sq.m. and 271.15 sq.m. respectively. The third, fourth and fifth levels of the property are identical with the ground floor, first floor and second floor of the office space building with surfaces of 283.39 sq.m., 271.6 sq.m. and 118.76 sq.m. respectively. All three levels are used as office space. The building condition is characterized as good. The land plot is fenced with a concrete wall with high railings, while there are two metal sliding entrances for servicing vehicles and one metal entrance for pedestrians. The plot surrounding the built surface is suitable for open space parking.

Location

The industrial unit is located on the 25th km. of the New National Highway of Thessaloniki – Kilkis near the village of New Santa and within the administrative borders of the Municipal Unit of Gallikos and the Municipality of Kilkis. The property is 21 km. away from Kilkis and 35 km. away from Thessaloniki. The area is characterized by the concentration of industrial units, small manufacturing units and warehouses as well as a significant number of unused land parcels.

Transaction process

We are inviting expressions of interest for the acquisition of the industrial unit. The transaction process will be conducted through an electronic auction that is estimated to be held within Q4 of 2020. Atria Property Services SA, the CBRE affiliate for Greece and Cyprus, is the sole sale agent for the property. Please contact us for information and clarifications.

Minimum Reserve Price (€): 1.300.000

DISCLAIMER 2017 Atria Property Services (Atria).

Atria (and joint agent) for itself and for the vendor/lessor as agents for the vendor/lessor give notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any other third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate.