



COLDWELL BANKER
FRG & PARTNERS

Coldwell Banker FRG & Partners
Piazza delle Erbe, 21 - Via Cairoli 28 - 01100 Viterbo
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Office for Sell in Viterbo - Area: Cassia Nord - Poggino

📍 Via della Chimica, Viterbo, 01100 (VT)

Price Upon
Request



Contact info



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Description

Viterbo, Loc. Poggino – A Prestigious Headquarters Ready to Welcome Your Business

At Via della Chimica 18, in the strategic heart of the Poggino industrial and business district, we offer for sale an office property (category A/10) unique for its attention to detail, comfort, and functionality.

Located on the first floor of a modern building, accessible by elevator and completely barrier-free, the space offers approximately 440 square meters of floor space, designed to ensure maximum working comfort for employees and collaborators. The property is completed on the upper floor with an additional 160 square meters of mezzanine, ideal for organizing company archives and technical rooms.

The space stands out for its natural light flooding in through the large windows and its contemporary design, enhanced by elegant finishes and top-of-the-line certified systems. The property is sold fully furnished, allowing your business to be up and running from day one, without the stress or wait times of a renovation.

Spaces Designed for Efficiency and Collaboration

Offices and Workstations: The internal divisions using elegant glass partitions provide privacy while maintaining a sense of openness and light; the large open-plan spaces lend themselves to various configurations (from workstations to call centers).

Training and Meeting Rooms: A professional training room equipped with a motorized retractable screen, video projector, and sound system; a private meeting room ready for videoconferencing.

Archive and Service Area: Upstairs, 160 m2 of functional space for storing documents and managing the facility's technology.

Technology and Environmental Comfort at the Service of Your Business

Air Conditioning and Air Quality: Mitsubishi centralized system distributed throughout each room and dedicated system for continuous air recirculation, for a consistently healthy microclimate.

Connectivity and Wired Workstations: Certified LAN cabling and widespread Wi-Fi, with practical floor-mounted towers also equipped with uninterruptible power supply (UPS) lines for working in complete stability and safety.

Dedicated Server Room: 24-hour air-conditioned, temperature-controlled technical environment for the constant protection of your data.

Sound Insulation and LED Lighting: High-quality sound-absorbing aluminum ceilings reduce noise and ensure maximum acoustic comfort, combined with efficient and visually soothing LED lighting.

Protection and Peace of Mind: Fire prevention system and complete alarm system distributed throughout all rooms.

Ideal Use Destinations

Thanks to the versatility of its spaces and cutting-edge technological equipment, the structure is perfectly suited for:

- Call centers and high-density operations facilities
- Company headquarters or representative branches
- Vocational training centers and teaching schools
- Associated professional firms (legal, technical, tax)
- Coworking spaces or hubs for innovative startups
- Consulting, IT, and personal services firm

An extraordinary opportunity also for investment

In addition to its direct occupancy, the property represents a top-notch option for real estate investors. Its generous size,

excellent state of repair, and certified turnkey furnishings and systems make it extremely attractive on the rental market.

Contact us for more information and to schedule an inspection.

Details

 Property ID: CBI006-960-333144	 Surface: 600.00 m²
 Rooms: 11	 Bathrooms: 5

Property Features

 Floor: 1	 Conservation status: Excellent
 Current condition: Free upon deed	 Surface: 600.00 m²
 Rooms: 11	 Bathrooms: 5
 Position: Industrial area	

Nearby

 Gyms	 Soccer Fields	 Sports Complexes
 Tennis Courts	 Public Transportation	 Cafes / Bars
 Shopping Centers		

Images



