



CENTRIS

BUSINESS GATEWAY

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OUTSIDE VIEW



„Simplicity is the keynote to all true elegance.“

The ground floor front elevation is clad in an Alucobond finish giving it an elegant finish. Our main façade will be rendered using an organic plaster with a coloured “silicata” texture. Of course external walls and roofs are going to be insulated to EPC requirements. Parapet walls include a sill finished in 20mm thick hard-stone cladding on the horizontal surface and external metalwork has been specially designed for the project using traditional wrought ironwork skills, with a modern look in a contemporary interpretation.



RECEPTION



„Architecture is just art we live and work in.“

The main entrance door is made of tempered glass and stainless steel handles. A connection to audio-visual intercom in each office is possible.

Both the entrance hall and lobby area will have floors as well as walls of marble. Stairs are clad in marble or similar synthetic material in a contemporary interpretation. There will be two MRL Traction 8 passenger Lifts available, equipped with auto level to stop in case of power failure. The offices' main entrance doors are made in a solid wood walnut finish, complete with box frame and architraves, produced in horizontal panels, with stainless steel door handles and hinges, three point door lock. Soffits in common areas in seamless gypsum soffit with recessed lighting.



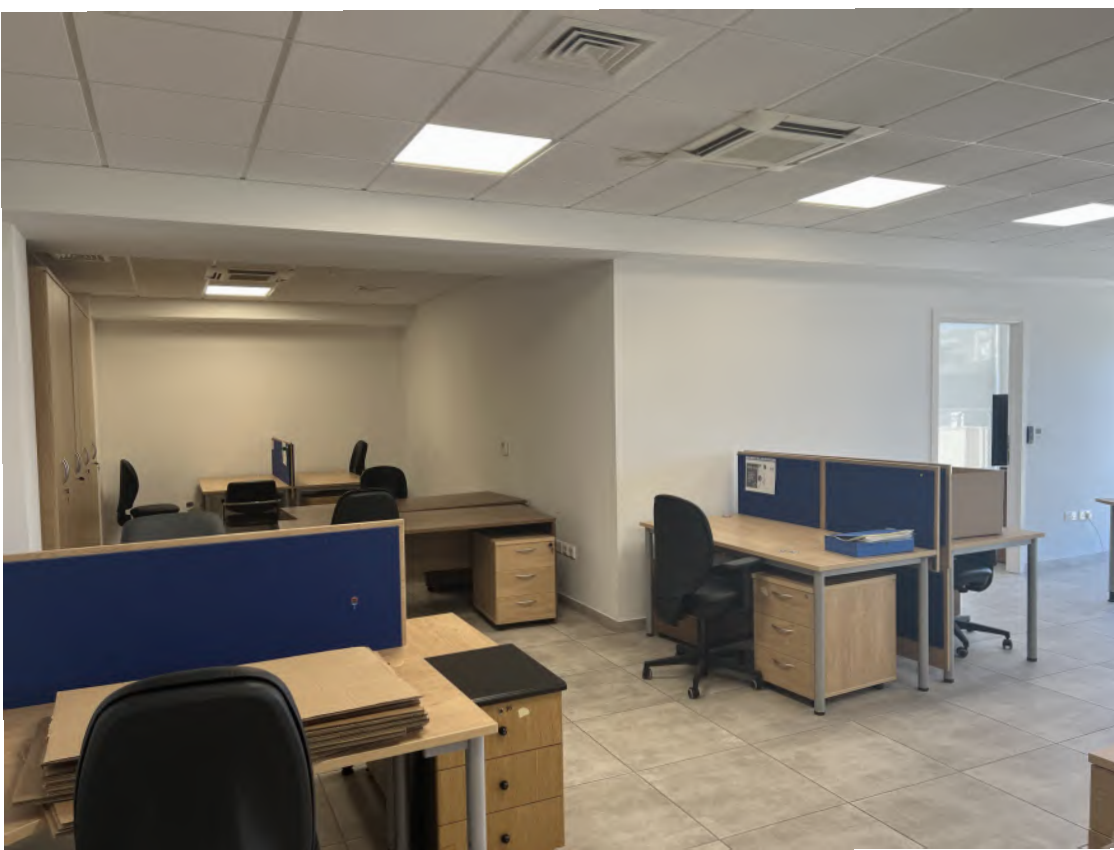
OFFICE SPACES



„Believe in what you work for.“

All office areas will be finished in Gres porcelain tile in a 60cm by 60cm format laid in a regular pattern, with grouted joints, with color ranges in natural stone color bases with different scales of color and texture.
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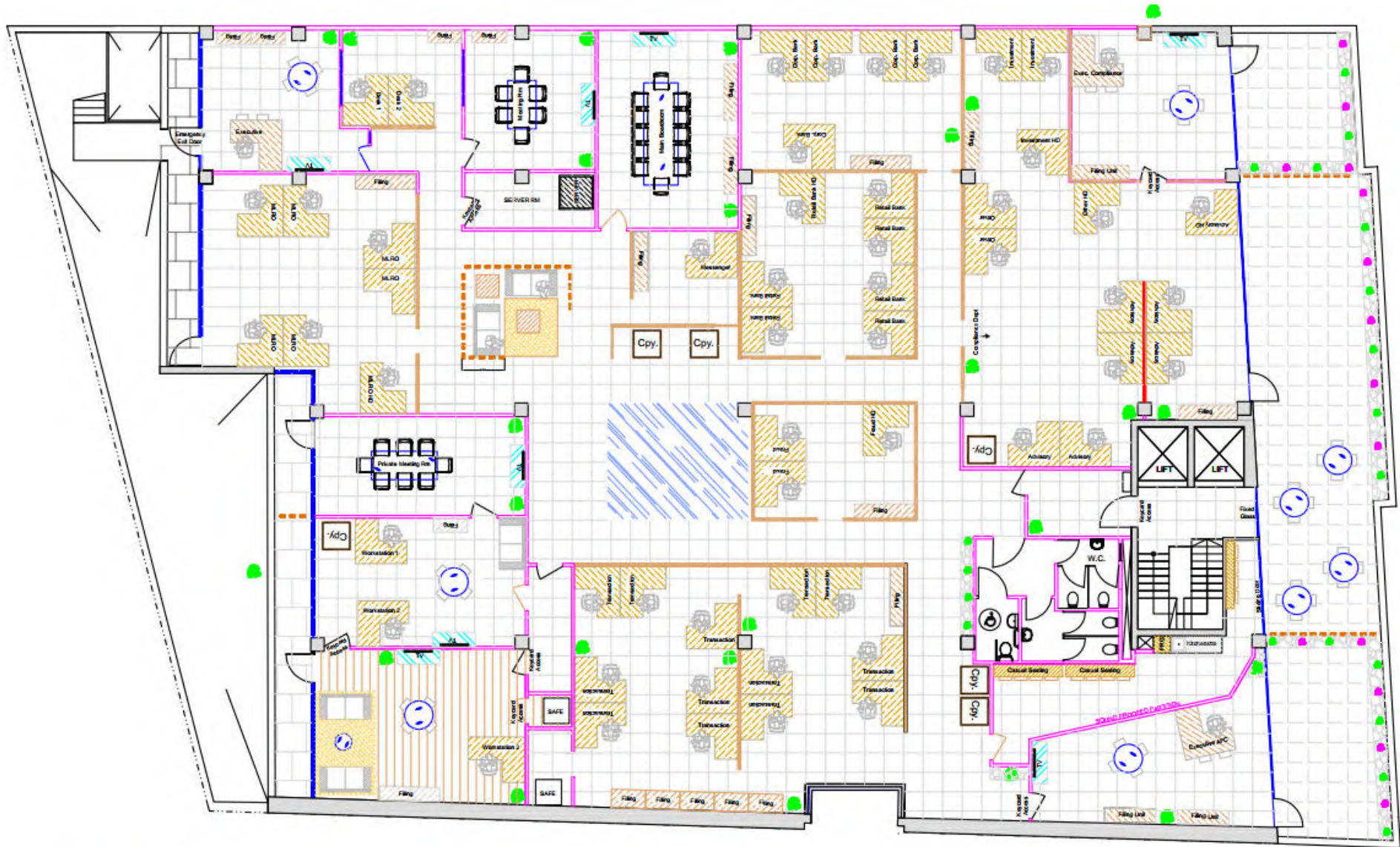




FLOOR PLANS

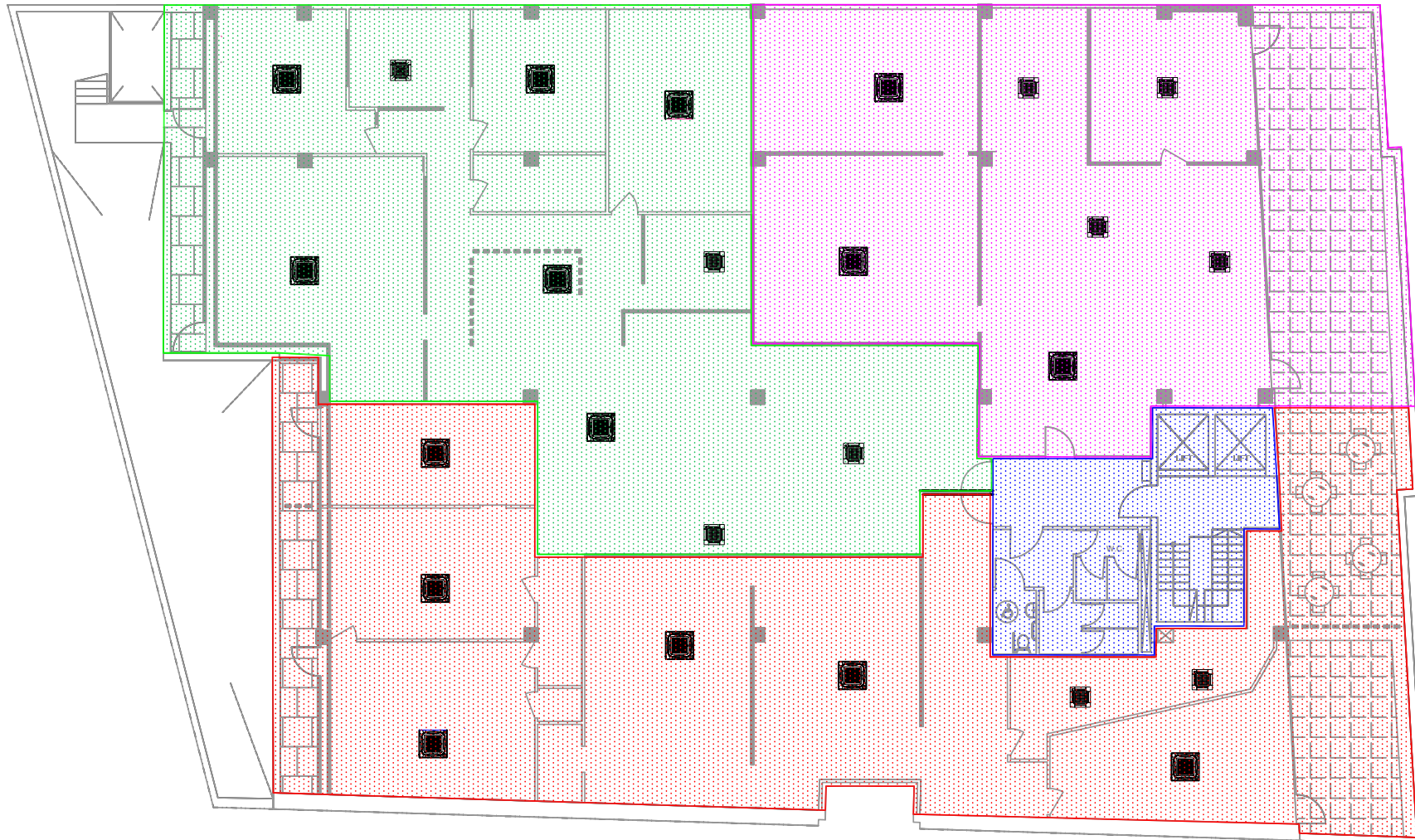
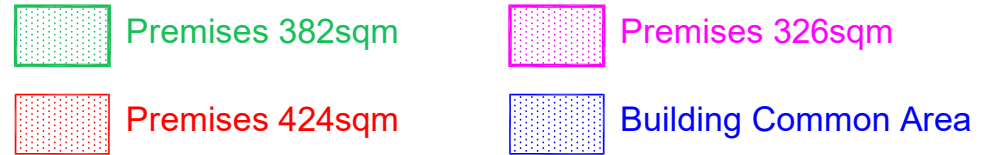


Level 4



Centris Business Gateway - Level 4

CENTRIS Business Gateway Level 4



PRICELIST



Office Space Located in Centris I Level 4 - Penthouse

- 1100m²
- Located at Centris I, Level 4
- Finished with partitions as per plan
- Rent per annum :- €195/m² excluding VAT

- ◆ 20 car spaces allocated for this level, at an extra cost of €900/car space /year.
- ◆ Common area fees €15/sqm/yr
- ◆ Rates are exclusive of VAT

Terms and conditions:-

1. Rent to be paid quarterly in advance. First quarter to be paid upon signing of agreement.
2. Security Deposit of equivalent to 6 months rent paid also upon signing of agreement, refunded after termination of lease
3. Maintenance fee charge at €15 excl.VAT/sqm/annum. This will cover all expenses related to the common areas including cleaning, maintenance, insurances, water and electricity.
4. Rent and all rates mentioned above are exclusive of VAT and increases by 3% every year or as per RPI, whichever is the highest.
5. 8 years contract with the first 4 years di fermo.



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