



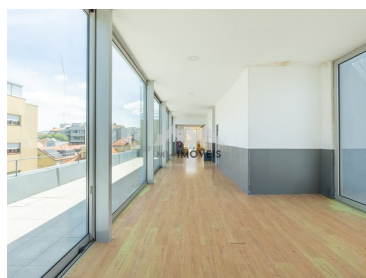
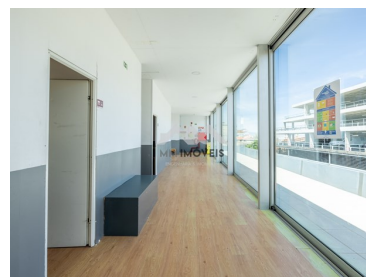
MM016/24MAT/AMI

Reference

Scan the QR code to view the property



## Matosinhos e Leça da Palmeira - Office



5

Bathrooms



464

Area (m<sup>2</sup>)**5 000 € / Month**

(EUR €)

## Services | Offices | Brito Capelo - Brasil | Metro | Matosinhos South

Space for services, in a historic building on Rua Brito Capelo (the former Matosinhos Fire Station) located on the corner of Rua Brito Capelo and Rua Tomás Ribeiro, in Matosinhos.

There are 375m<sup>2</sup> of covered area, with 89m<sup>2</sup> of outdoor area (terraces), spread over two floors (2nd and 3rd) with autonomous access through Rua Tomás Ribeiro. Access to the floors can be made by stairs or elevator.

On the 2nd floor, the space includes six rooms (41m<sup>2</sup>, 39m<sup>2</sup>, 39m<sup>2</sup>, 39m<sup>2</sup>, 38m<sup>2</sup> and 26m<sup>2</sup>), a foyer (45m<sup>2</sup>), three bathrooms and a patio (39m<sup>2</sup>).

On the 3rd floor there are four rooms (68m<sup>2</sup>, 30m<sup>2</sup>, 21m<sup>2</sup> and 20m<sup>2</sup>), a large hallway/foyer, an archive/storage room (6m<sup>2</sup>), two bathrooms and a terrace (50m<sup>2</sup>).

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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



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In the same building (RC and 1st floor) a vocational school is in operation, and access to it is made by another autonomous entrance.

This location is one of the most well-known and busiest areas of Matosinhos. Rua Brito Capelo is recognized for its central location and the variety of commerce and services it offers.

The building is located in an important commercial axis, with numerous stores selling clothing, footwear, accessories, and other daily consumer products. Area served by many cafes, pastry shops and restaurants, the Municipal Market of Matosinhos, the Quinta de Santiago Museum and the Casa da Arquitectura.

With several public transports, including several bus lines and the metro stations of Brito Capelo or Matosinhos Sul, it facilitates access to the center of Porto and other surrounding areas. Parking spaces in the vicinity.

Matosinhos Beach is within walking distance.

## Property Features

- Air conditioning
- Access to people with mobility difficulties
- Renovation year: 2009
- Terrace
- Views: Sea views, City view
- Walking distance to beach
- Solar orientation: North, East
- Storage / utility room
- Adapted for wheelchair use
- Proximity: Airport, Beach, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools
- Built year: 1947
- Floors: 2
- Lift
- Central location
- Uninterrupted views
- Energetic certification: C
- Adapted exterior access to the house



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