

EDIFICIO HIDIRA

EL PRAT DEL LLOBREGAT - BARCELONA

INSSA
inmobiliaria
NORTE*SUR



ADDRESS

Osona 2
Mas Blau Business Park
08820 El Prat de Llobregat.
Barcelona.

DESCRIPTION

Usage: exclusively office space
• Año construcción: 1992.
Partially renovated in recent years.
• Parking spaces: 66 interior and 17 exterior

TRANSPORTATION

• Metro:
L9S, 950 metres
• Bus services:
Lines 65, L165, PR1 and L46 among others.

ARCHITECTURE AND INSTALLATIONS

The facade of the building is glass with a solar-protective laminate, plus cladding of sheet-aluminium, lacquered white. All of the offices have false ceilings and ackerman floors. Structurally, the building is composed of rectangular pillars of reinforced concrete. The ceiling heights are generally between 2.6m and 3.8m.
• Climate control: by means of 2 Carrier water coolers of 330Kw and 170Kw respectively, and a natural gas boiler. 6 climate control units per floor.
• Lifts: 2

URBAN SITUATION:

• Classification: urban
Rating: PGM-76m, General Metropolitan Plan for Mas Blau.

USABLE FLOORSPACE

TOTAL M ²	7.714,00
ABOVE GROUND M ²	5.965,00
BELOW GROUND M ²	1.749,00

Nº DE ALTURAS

ABOVE GROUND	4+1 ent.
BELOW GROUND	1



SITING

The building is situated in the Mas Blau Business Park on El Prat de Llobregat and by the C-31 motorway, which connects with the new terminal of Barcelona Airport (less than 2 km) and Barcelona city centre (less than 10km). Mas Blau is principally focused on office space, although there is also a strong presence of logistics, such as a new Amazon building. Other services such as hotels, and nearby economic facilities such as the Mas Blau Polygon, the airport and the docks, and the industrial area (ZAL), also lend support. The business park is connected via line 9 of the Metro to both the airport and the city-centre.

DESCRIPTION OF THE BUILDING

A substantial office building composed of basement level parking, mezzanine-level office space with abundant natural light, connected to the ground floor, plus four more floors of office space. Each of these are sub-divided into 4 modules. The lobby has terrazzo floors and a spiral staircase communicating with the floor below. To the exterior are gardens and surface-level parking. The first floor and module B of the ground floor have recently been refurbished, and have a connecting stairway between them.