

Commercial/service premises for rental

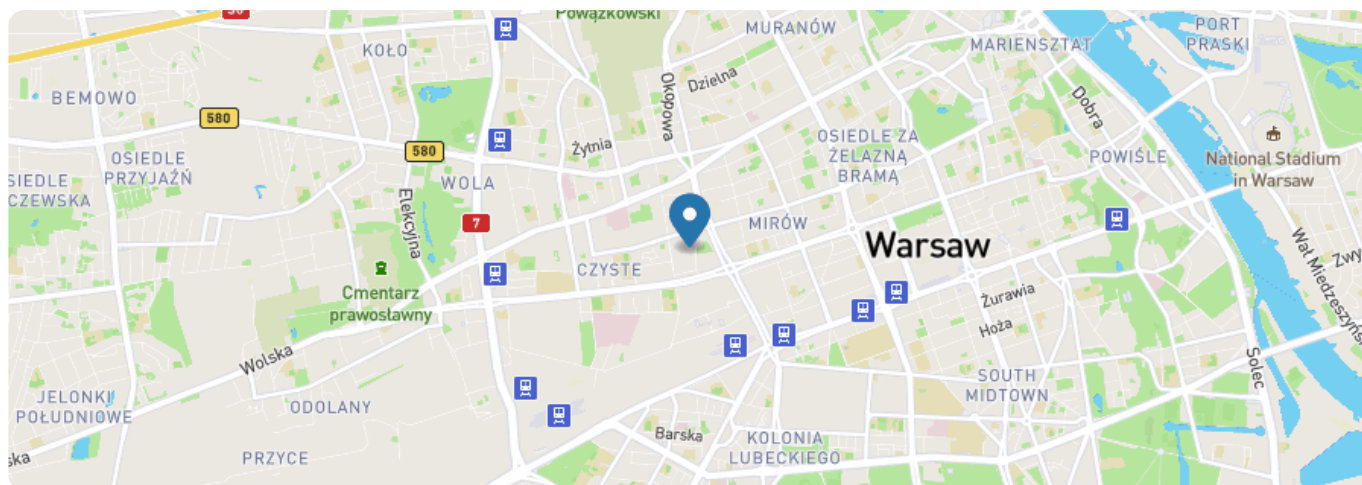
Commercial, medical premises Metro Rondo Daszyńskiego

469.77 m²

Warszawa

58 504,00 PLN / mth.

124,00 PLN / m²



Key informations

Type of transaction: rental

Property type: Commercial/service premises

Market: secondary

Space: 469,77

Rent: 18.00

Available from: 02.04.2024

Commercial purpose: Commercial/service premises

Offer number: WIL530651

Description

WILSONS COMMERCIAL REAL ESTATE

Retail and service premises with a net area of 469.77 sqm, 497.49 sqm gross in an A-class office building in Wola at the intersection of Przyokopowa and Hrubieszowska streets, approximately 200 m from the Rondo Daszyńskiego metro.

The premises will be created by combining four smaller retail units.

There is a possibility of installing independent ventilation and medical purposes.

The place is ideal for a clinic of any speciality.

Excellent location, in the centre of the highest density of office buildings. There are also many residential buildings in the area, a large housing estate opposite the sites.

The premises are located in a place where there is a pharmacy, kindergarten, many catering establishments, Rossmann and many other service points and shops and catering establishments.

Technical standard of the building:

- HVAC: 4 tubular heating/cooling fan coils
- High insulation parameters of the facade
- Ceiling bearing capacity of 6.0 kN/m², stairwells 6.0 kN/m²
- Glass façade, windows up to ¾ storey height (tilt windows in office areas)
- Generator for tenant use, approx. 300 kVA
- Energy-efficient lighting, zone control lighting
- Two independent MV connections
- 16 high-speed lifts
- BMS, access control, security and 24-hour monitoring

Office standard:

- Internal blinds
- Modernised toilets
- Suspended ceilings
- Raised floors
- Tiled carpet
- White painted plasterboard walls
- Cat 6 cabling
- Floor boxes
- Internal wooden doors
- DSO, SAP

Costs:

- rent: €22 /1 sq m
- operating costs: 23 PLN / 1 sq m
- common areas: 5,9 %
- parking space: 175 € / 1 msc (parking space ratio 1:100)

Total without utilities: PLN 58,504 at an exchange rate of €1 = PLN 4.30

Offer advisor

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Photos



