

Commercial/service premises for rental

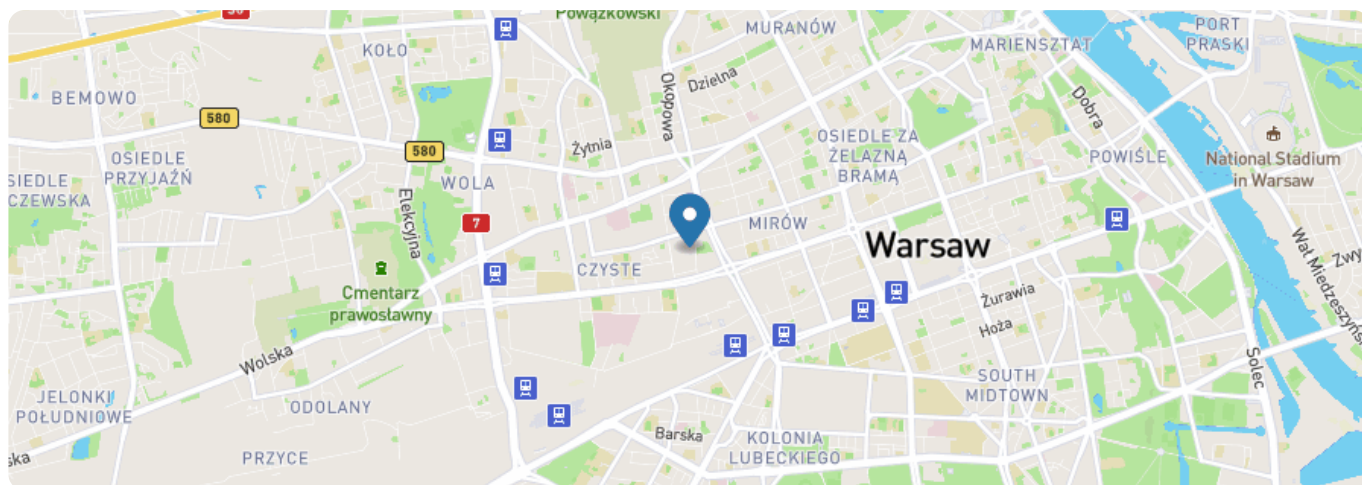
Commercial premises, office building Metro Rondo Daszyńskiego

167.09 m²

Warszawa

20 809,00 PLN / mth.

124,00 PLN / m²



Key informations

Type of transaction: rental

Property type: Commercial/service premises

Market: secondary

Space: 167,09

Rent: 0.00

Available from: 02.04.2024

Commercial purpose: Commercial/service premises

Offer number: WIL967602

Description

WILSONS COMMERCIAL REAL ESTATE

Commercial premises with a net area of 167.09 sqm, 176.95 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 are right next to a pharmacy visited daily by a great number of customers. Window at the front of the building, next to the main entrance.

Excellent location, in the centre of the highest density of office buildings. Also many residential buildings in the area.

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

Please note: catering activities are not possible.

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

