

Commercial/service premises for rental

## Premises 193m<sup>2</sup> in a new housing estate, Wawer near the SKM station

**193.30 m<sup>2</sup>**

ul. Tytoniowa, Warszawa

**16 431,00 PLN / mth.**

85,00 PLN / m<sup>2</sup>



# Key informations

**Type of transaction:** rental

**Property type:** Commercial/service premises

**Market:** original

**Space:** 193,30

**Rent:** 0.00

**Available from:** 25.02.2023

**Commercial purpose:** Commercial/service premises

**Offer number:** WIL272208

## Description

WILSONS COMMERCIAL REAL ESTATE

**For rent a new commercial unit of approx. 193.30 m2** on the ground floor of a residential building in a new housing estate next to the SKM station in Wawer district.

### LOCALISATION:

New housing estate in Wawer district for several thousand residents.

Directly at the SKM station

Public transport: approx. 100 m to the bus stop

Close to the entrance to the Siekierkowska route

Close to forest and bicycle paths

Close to large-format shops: groceries and construction shops

### INVESTMENT DESCRIPTION:

Commercial premises on the ground floor of a residential building

Safety: monitoring, security

The project is characterized by interesting architecture and high quality finishes

### STANDARD:

\* premises in the ground floor of a residential building

\* corner premises

\* 2 gardens with an area of 37.23 m2 and 39.42 m2 belong to the unit

\* unfinished shell

\* without plaster

\* windows with aluminium joinery

\* large shop windows with space for advertising

- entrance from the street

- regular shape of premises
- city utilities
- height approx. 360 cm
- a clause permitting the sale of alcohol in the sales contract for the premises

**RENTAL COSTS:**

base rent 75 PLN/m2 net

+ payments to the housing association

+ utilities as per consumption

Minimum lease period 5 years

Deposit required

**SALES OPTION:**

Net price: 9 500 PLN/m2

Gross price: 11 685,00 PLN/m2

Total net price: PLN 1,836,350.00

Total gross price: 2 258 710,50 zł

We invite you to the presentation!

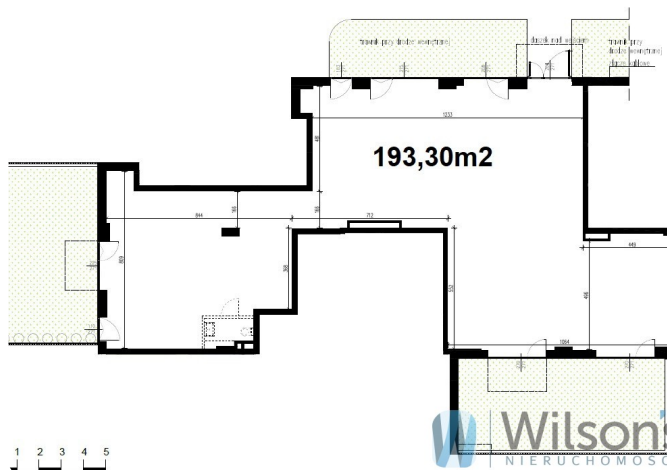
## Offer advisor

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## Photos



# POŁOŻENIE LOKALU W BUDYNKU

