

Commercial/service premises for rental

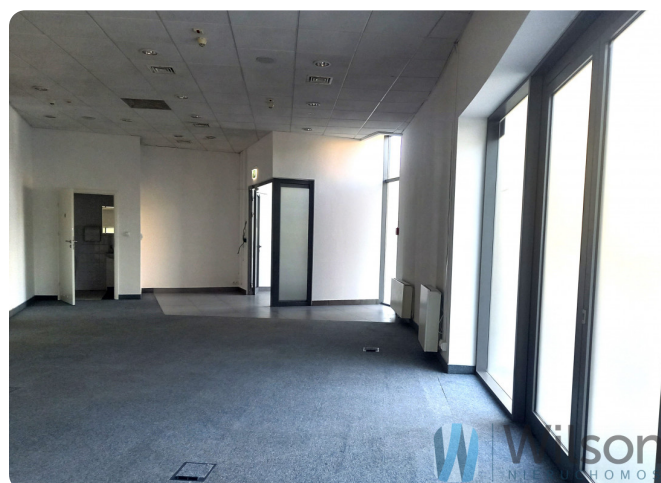
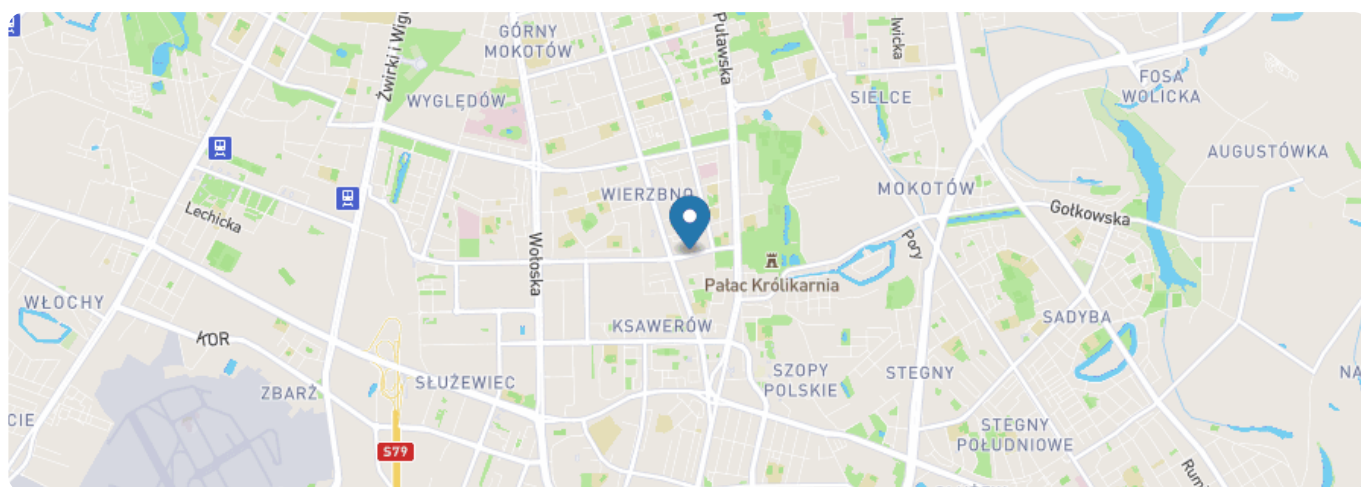
## Premises, ground floor 160 m<sup>2</sup>, Upper Mokotów, Metro

**160.69 m<sup>2</sup>**

al. Jana Pawła Woronicza, Warszawa

**15 683,00 PLN / mth.**

97,00 PLN / m<sup>2</sup>



# Key informations

**Type of transaction:** rental

**Property type:** Commercial/service premises

**Market:** original

**Space:** 160,69

**Rooms:** 1

**Rent:** 103.00

**Available from:** 01.05.2024

**Commercial purpose:** Commercial/service premises

**Offer number:** WIL909381

## Description

### **WILSONS COMMERCIAL REAL ESTATE**

TENANT DOES NOT PAY COMMISSION

For rent service premises of approx. 161 m2 net (171.40 m2 gross) in the ground floor of an office building in Upper Mokotów, next to the Metro station

\* **Tenant can count on budget for arrangement.**

\* **Tenant can count on rent exemptions.**

**Availability:** immediately

### **Location:**

Upper Mokotów, next to Metro station  
directly in the street - very well visible from the main street  
Office building with access to main traffic arteries.  
Numerous tram and bus lines nearby.  
Close to the headquarters of TVP and Polish Radio.

### **Standard of the building:**

Fibre optic  
Reception desk  
Access control  
Security  
Monitoring  
Smoke detectors

Sprinklers  
Computer network  
Raised floors  
Suspended ceilings  
Air conditioning  
Opening windows

**Lease terms:**

Starting rent rate: 17 euro/m<sup>2</sup> net (approx. 76.50 PLN/m<sup>2</sup> for 1 EURO = 4.5 PLN)

Operating costs: 27 PLN/m<sup>2</sup> net

Common area ratio: 6,46 %

Parking space ratio: 1:50 m<sup>2</sup>

Garage spaces in underground car park

Minimum lease period: 5 years

Total fixed costs( rent + service charges): **PLN 17,740** net per month + VAT

I invite you to the presentation!

## Offer advisor

**Małgorzata Katner**

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## Photos

