

Office for rental

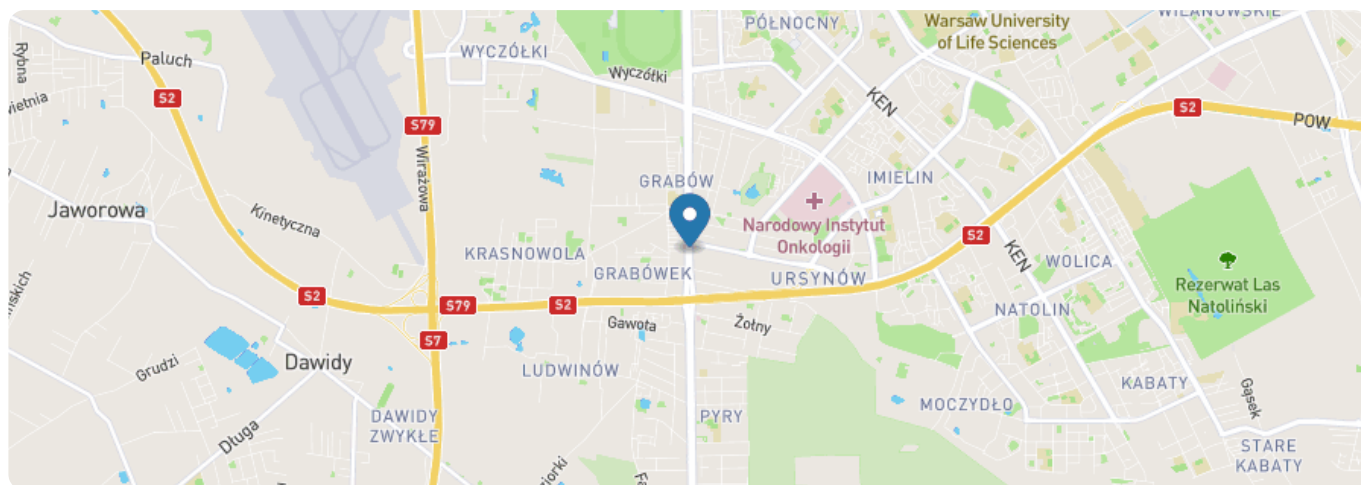
398m2, Modern intimate office building Ursynów / S2

398.40 m²

Warszawa

26 542,00 PLN / mth.

66,00 PLN / m²



Key informations

Type of transaction: rental

Property type: Office

Market: secondary

Space: 398,40

Rooms: 7

Rent: 34.00

Available from: 01.10.2022

Floor: 1

Commercial purpose: Office

Offer number: WIL945371

Description

WILSONS COMMERCIAL REAL ESTATE

TENANT DOES NOT PAY COMMISSION!!!!

Office of 398.40 m2 in a modern office building in Ursynów, near the intersection of Plaskowicka and Pulawska Street.

Finished space with glazed facade - provides natural daylight.

An intimate building with a small number of tenants guarantees peace and high comfort.

Location:

Office building located in a good communication point - Ursynów, south of Warsaw,

- in the vicinity of a bus stop
- exit to S2 expressway.
- Distance from the airport approx. 10 minutes by car.

Standard of the office building:

- mechanical ventilation, 4-pipe air-conditioning with temperature control
- lift connecting all floors
- structural installations (telephone, computer - optional
- access control system
- intercom
- anti-burglary system, smoke detectors,
- monitoring, security,
- connections - water, sewage, gas, electricity,
- optical fibre.

- 2 car lifts to the garage,

]

Commercial conditions:

- initial rental rate: 9,5 euro / m2 (approx. 44.65 PLN for 1 euro = 4.7 PLN) net

- operating costs: 4 euro / m2 (approx. 18.80 for 1 euro = 4.7 PLN) net

- common area ratio 5%

- underground parking 60 euro net

- surface parking 40 euro net

Security deposit of 3 months' gross rent

The office building allocates a budget for the arrangement of the space depending on the lease term

Lease period 3 or 5 years

Approximate total net rental cost per month:

398,40 x (44,65 + 18,80) x 1,05 = 26 542,40

I invite you to the presentation!!!

Attention! sample photos from another area in this building are posted

Offer advisor

Małgorzata Katner

Phone: [668864247](tel:668864247)

E-mail: malgorzata.katner@wilsons.pl

Photos





**powierzchnia biurowa do wynajęcia
ok. 398,40 m²**

