

Office for rental

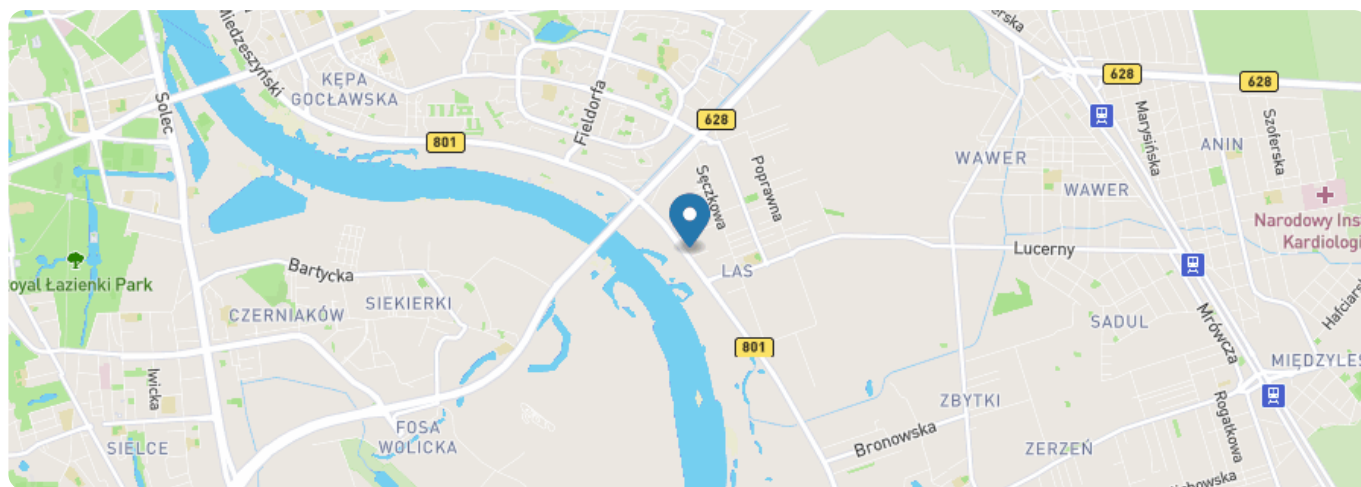
## Commercial premises and offices in Praga Płd - Q3 2023.

**300.00 m<sup>2</sup>**

ul. Wał Miedzeszyński, Warszawa

**19 500,00 PLN / mth.**

65,00 PLN / m<sup>2</sup>



# Key informations

**Type of transaction:** rental

**Property type:** Office

**Market:** original

**Space:** 300,00

**Rent:** 6000.00

**Available from:** 01.07.2023

**Floor:** 1

**Commercial purpose:** Office

**Offer number:** WIL844461

## Description

### WILSON'S COMMERCIAL REAL ESTATE

We present to you an offer to **rent** an office of **approx. 250-300 sqm** at Wał Miedzeszyński. This is the **second stage of** an intimate **office development** planned for **3Q 2023**.

The office can be made according to the Tenant's needs in the form of **an office** or **open-space layout**.

There is **approx. 2,000 sq m of leasable space** available to Tenants(**approx. 650 sq m each** on three floors).

**Business premises** are available on **the ground floor**.

#### STANDARD :

- office building with a simple **contemporary form**
- **large** opening **windows** and **shop windows**
- **h = 2.7 m** to ceiling / **h = 3.30 m** to ceiling

#### ATTRIBUTES :

- location **500 m from Siekierkowski Bridge**
- **10 min** from the Centre and **15 min** from Chopin Airport
- **quiet** and **well lit** premises
- the office building is shielded from the nearby road **by noise barriers**
- bus stop **opposite** the office building(**4 lines**)
- showers for cyclists
- **3-year contract** possible

#### COSTS (negotiable) :

- rent : **PLN 19,500 net** (i.e. 65 PLN/m2)

- service charges : to be **determined after completion of the investment** (approx. 20 PLN/m<sup>2</sup>)
- coefficient co. incl. 4.39%
- billing of utilities as indicated by the meters

**You are cordially invited to the presentation!**

## Offer advisor

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## Photos

