

Office for rental

## In the heart of Warsaw, elegant office 211m2, Metro

**214.00 m<sup>2</sup>**

ul. Królewska, Warszawa

**28 038,00 PLN / mth.**

131,00 PLN / m<sup>2</sup>



# Key informations

**Type of transaction:** rental

**Property type:** Office

**Market:** secondary

**Space:** 214,00

**Rent:** 114.00

**Available from:** 01.12.2023

**Floor:** 4

**Commercial purpose:** Office

**Offer number:** WIL725512

## Description

WILSONS COMMERCIAL REAL ESTATE

**Elegant office in the heart of Warsaw approx. 211m2 available from 01.04.2022**

**Space in office layout**

**4th, floor in A class office building + balcony overlooking the park**

**Very high quality materials have been used to arrange the office - see photos**

### LOCATION:

Świętokrzyska **Metro** Station approx. 150m

Rondo ONZ **Metro** Station approx. 900m

University **Metro** Station approx. 700m

In the immediate vicinity there are **50 bus and tram stops**

### BUILDING STANDARD:

- \* BMS
- \* Ecological certificate
- \* Smoke detectors
- \* Air-conditioning
- \* Access control
- \* Fibre optic connection
- \* Electrical wiring
- \* Computer cabling
- \* Telephone cabling
- \* Opening windows
- \* Suspended ceilings
- \* Carpeting
- \* 3-storey car park with 105 parking spaces

**COSTS:**

Expected rental rate: 19 EUR/m<sup>2</sup> net + VAT

Utility costs £25 per m<sup>2</sup> net + VAT

Shared area ratio: 1,42 %

Parking space ratio: 1:75

net area: 211m<sup>2</sup>

gross area: 211m<sup>2</sup> x 1,0142 = 214

**total cost of rent:**

rent: 19 x 214 = 4,066 euro net/month for 1 euro = 4.7 PLN

rent: 4,066 x 4.7 = 19,110 PLN net/month

operating costs: 25 x 214 = 5,350 PLN net/month

total rental cost for 1 euro = 4,7 zł ==> 24 460 zł net/ month

WELCOME TO THE PRESENTATION !!!

## Offer advisor

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## Photos



