

Office for rental

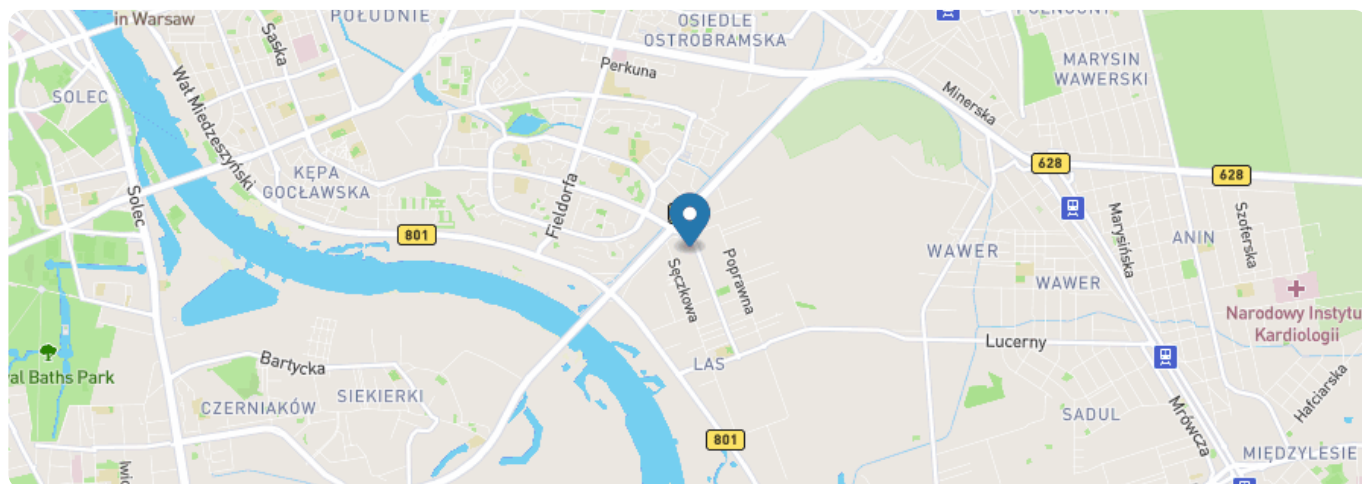
**New 428 m<sup>2</sup>, in a detached building, Wawer**

**428.00 m<sup>2</sup>**

ul. Poprawna, 03-994 Warszawa

**22 256,00 PLN / mth.**

52,00 PLN / m<sup>2</sup>



# Key informations

**Type of transaction:** rental

**Property type:** Office

**Market:** original

**Space:** 428,00

**Rooms:** 1

**Rent:** 22256.00

**Available from:** 01.09.2023

**Floor:** 1

**Commercial purpose:** Office

**Offer number:** WIL379092

## Description

### WILSON'S COMMERCIAL REAL ESTATE

**Free-standing office and service building under construction offers space of approx. 428m2 for lease**

Planned completion date late 2022/2023.

#### LOCATION:

Praga Południe / Gocław.

Close to Trasa Siekierkowska

Close to Miedzeszyński Embankment

#### FOR WHAT PURPOSE ?

- representative company headquarters (with a show room)
- medical clinic
- school / kindergarten
- exhibition, commercial, service facility
- hotel / guest house
- sports / recreation

#### STANDARD - Technical parameters

- Air conditioning / - Ventilation
  - Opening windows
  - Raised system floor - module 60x60cm
  - Carpeting - tiles, weight: 550g/m2
  - Internet and telephone network (fibre optic links)
- Structural cabling - Category 6 UTP
- Fibre optic cabling to server room.

- Access control (BMS)
- 24/7 security
- Monitoring - fenced area
- Central heating
- Fire and intrusion prevention systems
- Surge and lightning protection
- Greenery maintenance
- Site external lighting
- Ceiling loads:
- Max. ceiling load of office floors: 2.5 kN/m<sup>2</sup>
- Maximum ceiling load in reinforced areas: 5 kN/m<sup>2</sup>
- Office heights 280 cm (323 cm to the ceiling).
- Height in communication and sanitary areas - 250cm

#### **ATTRIBUTES:**

- excellent location - quick access to the Centre, to Route A2
- underground / ground level parking spaces available
- space for advertising - very good exposure of the building

#### **ARRANGEMENT OF SPACE:**

##### **Standard arrangement for the Lessee on the Lessor's side includes:**

(arrangement after agreeing with the lessee on the optimum layout, for a lease period of min. 5 years)

- Plasterboard walls, (possible separation of modern conference room)
- Painting with white paint
- Floor coverings
- Office lighting
- Adaptation of electrical installation and LAN to the arrangement
- Adaptation of air conditioning to the arrangement

#### **RENTAL PROPOSAL:**

\* base rent - 52 PLN/m<sup>2</sup> per month net + VAT

\* service charges - 17 PLN/m<sup>2</sup> per month net + VAT

\* common area coefficient - 9% (when renting the whole building, the common area coefficient is 3%)

common area is 3%)

\* above-ground parking 200 PLN/space per month, underground parking 300 PLN/space per month.

\* Operating costs do not include the electricity charge re-invoiced to the tenant according to the sub-meter.

#### **COMMERCIAL TERMS OF LEASE:**

Minimum lease term: 5 years

Security deposit of three months' gross rent or bank guarantee

Valorisation by the consumer price increase index of the Central Statistical Office (GUS)

NOTE: The owner reserves the right to change / withdraw the above offer conditions due to a change in the situation

PLEASE NOTE: The photos show sample space arrangements - the building is still under construction

## Offer advisor

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## Photos



