

Office for rental

## Office 136m<sup>2</sup> at Świętokrzyska Metro

**179.00 m<sup>2</sup>**

ul. Plac Grzybowski, Warszawa

**19 535,00 PLN / mth.**

109,00 PLN / m<sup>2</sup>



# Key informations

**Type of transaction:** rental

**Property type:** Office

**Market:** original

**Space:** 179,00

**Rent:** 104.00

**Available from:** 01.05.2024

**Floor:** 2

**Commercial purpose:** Office

**Offer number:** WIL958906

## Description

### WILSONS COMMERCIAL REAL ESTATE

Tenant does not pay the commission / Tenant does not pay the commission.

Office for rent, approx. **136** m2, in a complex of historic, 19th-century tenement houses, which have been revitalized and adapted for office space. / Office for rent, approx. 136 m2, in a complex of historic, 19th-century tenement houses, which have been revitalized and adapted for office space.

Historic tenement houses in Śródmieście, **right by Grzybowski Square** in the heart of the prestigious Central Business District of the capital. / Historic tenement houses in Śródmieście, right next to . Grzybowski Square, in the heart of t Central Business District of the Warsaw.

**Excellent public transport.** Public car parks available for a fee

Numerous bus and tram stops as well as both metro lines - Świętokrzyska Station approx.150m/.

Perfect public transport. Paid public car parks

Numerous bus and tram stops and both subway lines - Świętokrzyska Station approx. 150m

### LEASE TERMS / COMMERCIAL TERMS

net area / **NLA: 136m2**/ gross area / GLA: 143. **8m2**

building common area / building add-on factor: ca 12,64%

base rent / asking rent: 24 euro/m2 (ca. 104.40 PLN/m2 1 euro = 4.35 PLN)

service charges / service charge: 32 zł/m2

parking space / car park: 220 euro/pc

all prices are net / all prices to be understood net

minimum rental period 60 months / minimum rental period 60 months

availability: immediately / available: immediately

deposit: equivalent of 3 gross rents / deposit equivalent of 3 monthly rent + service charge + VAT

Approximate fixed rental cost:

rent ca. EUR 3,451 net + VAT monthly

Expl. PLN 4,602 net + VAT monthly / service charge PLN 4,602 net + VAT monthly

total ca. 20 235 PLN ( 1 euro = 4.35 PLN)

**Estimated fixed cost (monthly) : ca. PLN 20,235 (1 euro = PLN 4.35)**

Come and see the presentation !!!

## Offer advisor

**Małgorzata Katner**

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## Photos





