

Office for rental

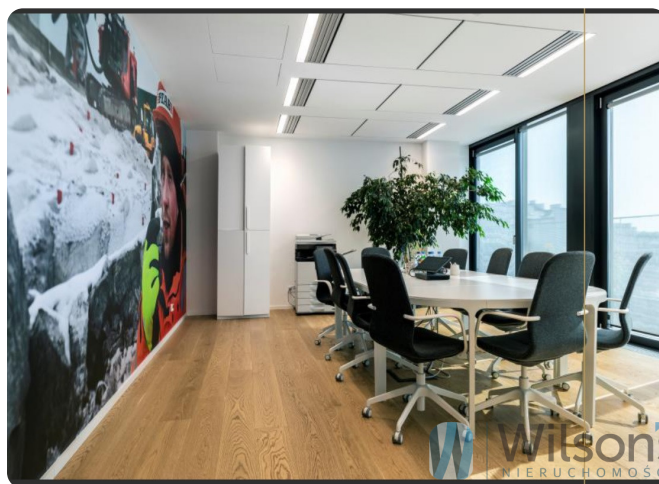
## Office 155m<sup>2</sup>- Office building cl.A in the heart of Warsaw

**196.00 m<sup>2</sup>**

ul. Emilii Plater, Warszawa

**21 040,00 PLN / mth.**

107,00 PLN / m<sup>2</sup>



# Key informations

**Type of transaction:** rental

**Property type:** Office

**Market:** original

**Space:** 196,00

**Rooms:** 1

**Rent:** 28338.00

**Available from:** 15.07.2024

**Commercial purpose:** Office

**Offer number:** WIL245974

## Description

WILSON'S COMMERCIAL REAL ESTATE

For lease **an office of approx. 154.97 sqm in a class A office building** in the heart of Warsaw, close to the Marriott Hotel

**Turnkey space**

**AVAILABILITY:** 01.03.2024

**LOCALISATION:** Central Railway Station approx. 300m on foot

Excellent public transport: SKM, KM, Metro Centrum, bus, tram

In the vicinity of hotels and office buildings ; numerous restaurants, cafes, theatres

### **STANDARD:**

- class A office building
- high quality finishing materials
- access control
- air-conditioning
- suspended ceilings
- opening windows
- raised floors
- underground parking
- BMS
- fire protection system
- underground parking
- public parking spaces in front of the building - chargeable by the hour

### **COMMERCIAL CONDITIONS:**

Net area: 154.73 m2 / Terrace area: 41 m2

Gross floor area: 160.93 m<sup>2</sup>

Add-on factor: 4.01%

Rent: EUR 30 per sqm

Rent for terrace: EUR 13 per sqm

Service charge: PLN 32.80 per sqm

Parking spaces: 2 x EUR 300/unit.

Contract period: min 5 years

Floor: 5

Deposit: compulsory

Landlord provides for rent holidays

The tenant covers the consumption of utilities according to the meters

Approximate fixed rental cost (rent + exp. costs) : **29 178 PLN net + VAT / month**

I invite you to the presentation!!!!

## Offer advisor

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## Photos

