

Office for rental

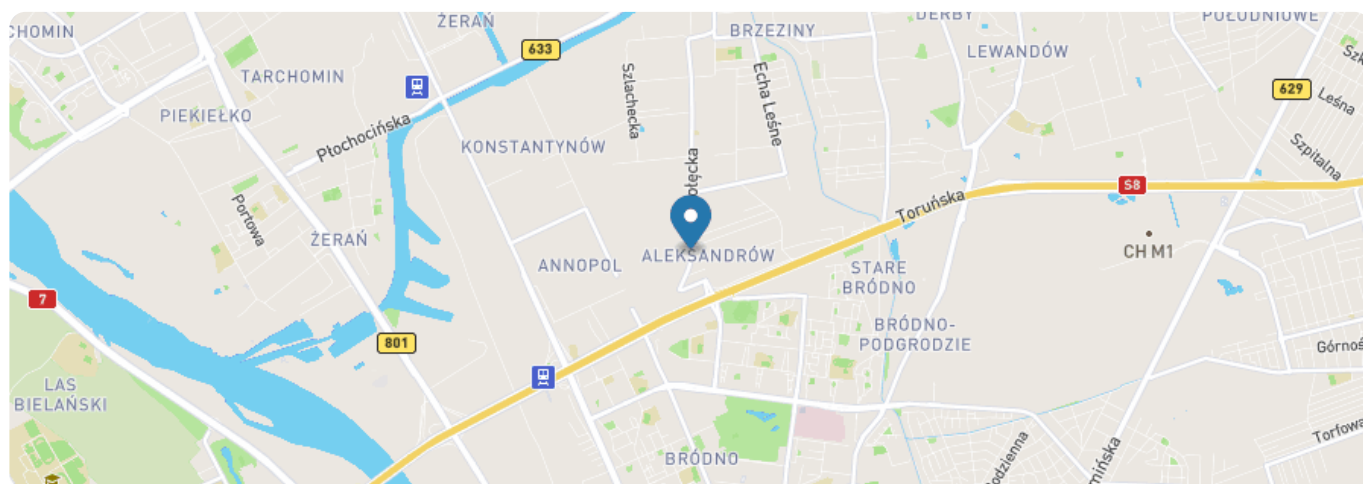
## Office and service building

**448.50 m<sup>2</sup>**

03-253 Warszawa

**24 056,00 PLN / mth.**

53,00 PLN / m<sup>2</sup>



# Key informations

**Type of transaction:** rental

**Property type:** Office

**Market:** secondary

**Space:** 448,50

**Rent:** 0.00

**Available from:** 01.03.2024

**Floor:** 1

**Commercial purpose:** Office

**Offer number:** WIL520854

## Description

### WILSONS COMMERCIAL REAL ESTATE

We would like to invite you to become familiar with an offer of renting a separated part of an office building **with a total usable area of 448.5 sqm** , in an excellent location in Warsaw's Białołęka district, 1.5 km from the S8 route junction and 12 km from the city centre.

#### Area data:

Ground floor - free 22,4 sqm (2 storage rooms);

1st floor - free 137,4 sqm (part of the floor)

2nd floor - vacant 289 sqm (entire separate and lockable floor).

Office building without lift.

Plenty of parking spaces.

Bus stop in front of the property.

**Complex protected 24 hours a day, fenced area, equipped with monitoring, access control in the buildings (as an option).**

#### Possibility to rent additional office and warehouse space

#### **Media:**

Cold and hot water and heating from own gas boiler room; electricity; power, ventilation mechanical, liquid waste sewerage.

#### Terms of cooperation:

- lease period minimum 2 years;
  - 54 PLN net monthly rental rate for 1 sq.m. of space on the 1st and 2nd floor;
  - 47 PLN net monthly rental rate for 1 sq.m. of space on the ground floor (warehouses)
  - 250 PLN net monthly rental rate for 1 m.parking space;
  - additionally payable utilities (water, sewage, heating, cooling, electricity, municipal waste disposal) and service charge (e.g. for security and maintenance of common areas).
- Service charge rate of PLN 7.92 per sq.m. of floor space.

## Offer advisor

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## Photos







