

Office for rental

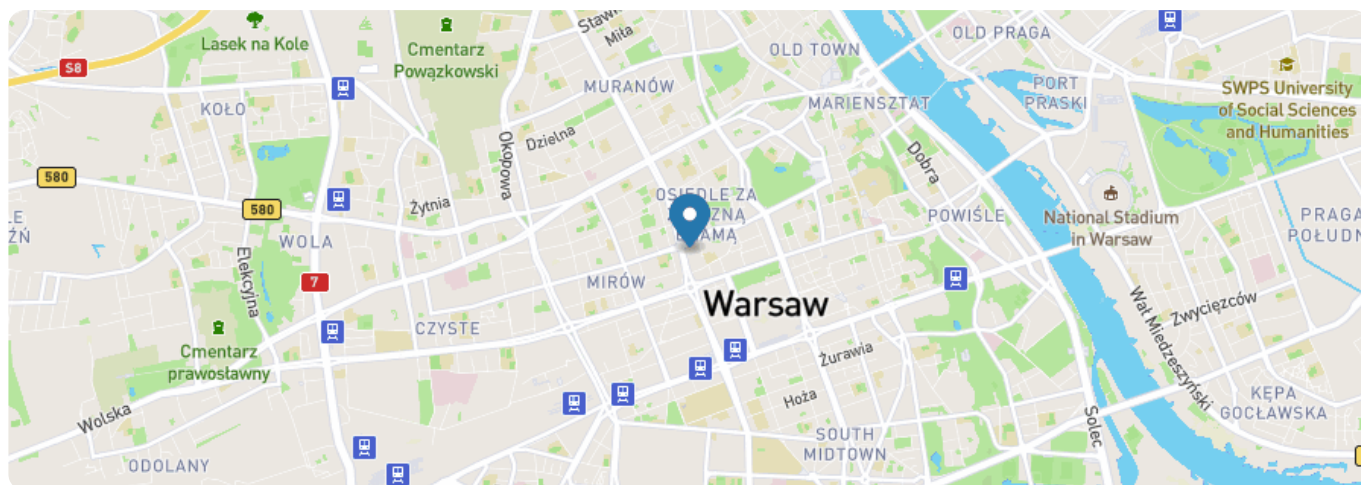
**Office approx. 470m<sup>2</sup> in an elegant office building  
, Rondo ONZ**

**540.37 m<sup>2</sup>**

al. Aleja Jana Pawła II, Warszawa

**61 790,00 PLN / mth.**

114,00 PLN / m<sup>2</sup>



# Key informations

**Type of transaction:** rental

**Property type:** Office

**Market:** original

**Space:** 540,37

**Rooms:** 16

**Rent:** 132.00

**Available from:** 01.05.2024

**Floor:** 11

**Commercial purpose:** Office

**Offer number:** WIL311507

## Description

**WILSON'S COMMERCIAL REAL ESTATE**

**TENANT PAYS NO COMMISSION / NO COMMISSION FOR THE TENANT !!!**

Last office space available in the building !!! Last office space available !!!!

**Modern office of ca. 474m2 in " A" class office building right in the heart of Warsaw / A**  
contemporary office of ca. 474m2 in "A" class office building right in the heart of Warsaw

**LOCATION / LOCATION:**

"A" class office building, directly next to Rondo ONZ Metro Station / "A" class office building next to RONDO ONZ Subway station

**AVAILABILITY/AVAILABILITY**

immediately

**OFFICE STANDARD / OFFICE STANDARD**

Air conditioning / Air conditioning

Raised floor / Raised floor

Suspended ceiling / Suspended ceiling

Computer, power cabling / Computer, power cabling

Sprinklers / Sprinklers / Smoke detectors

Smoke detectors

Carpeting / Carpeting

Wall partitioning / Wall partitioning

Reception / Reception

Building security / Security

Fibre optics / Fiber optics

Building access control / Access control  
Two-way power supply / Emergency power supply  
BMS BMS

**AMENITIES FOR TENANTS: AMENITIES FOR TENANTS:**

- \* conference rooms for tenants on 14th floor / conference rooms for tenants on 14th Floor
- \* cafeteria and restaurant in the building / canteen and restaurant
- \* fitness club for tenants / gym for tenants

**METERAGE/ SPACE:**

Net area/ Net office space: 473.79 m2  
Gross/Gross office space: 524.31 m2

**FEES:**

Base rent/ Office headline rent: 24 € / m2  
Maintenance / Service charge: 29 PLN / m2  
Optional underground parking / Parking: 210 €

**Estimated lease costs / Estimated lease costs:**

RENT [euro / net month] / Rent: **ca. 12 583, 44** [ v net xmonthly].  
OPERATING COSTS [ PLN/m2 ] / SERVICE CHARGE: 15 204,89 PLN => **3 235** euro net monthly]

Total / Total ca. **15 818,54** [euro net monthly] / [euro net monthly].  
Total / Total ca. **74 347** [PLN / net month] / [ PLN net monthly].

## Offer advisor

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## Photos







