

Office for rental

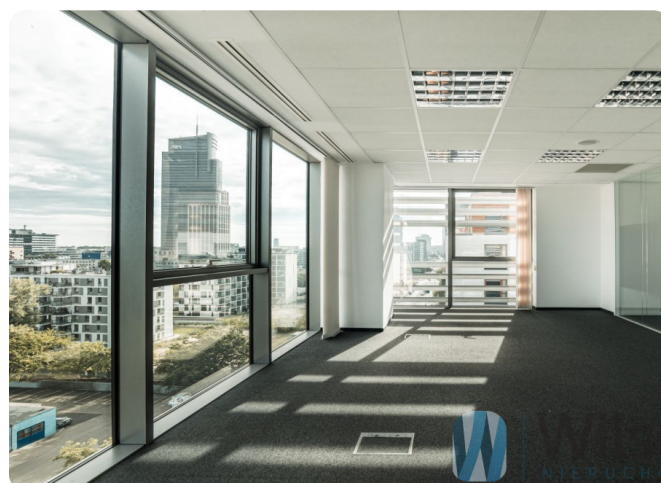
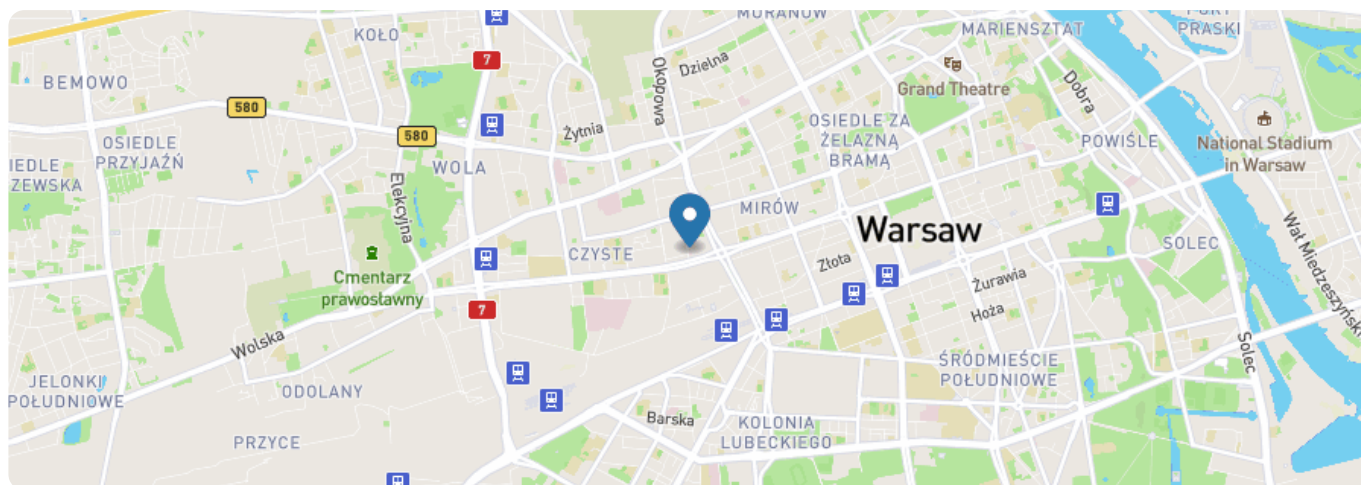
## Office approx.473 m2, close to Wola, Daszynskiego Metro

**483.61 m<sup>2</sup>**

Warszawa

**52 191,00 PLN / mth.**

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



# Key informations

**Type of transaction:** rental

**Property type:** Office

**Market:** original

**Space:** 483,61

**Rooms:** 3

**Rent:** 17343.00

**Available from:** 01.12.2023

**Floor:** 8

**Commercial purpose:** Office

**Offer number:** WIL505010

## Description

### WILSON'S COMMERCIAL REAL ESTATE

**For rent office of approx. 205 sqm in a modern class A office building close to Rondo Daszyńskiego Metro Station.**

Office building with modern architecture, recognizable and excellent exposure.

#### LOCALISATION:

In the vicinity of office buildings, banks, corporations, hotels, theatres, shops, cafes and restaurants, Very good access by private and public transport

- numerous bus and tram stops
- **Rondo Daszyńskiego metro station** approx. 500m walking distance
- Warsaw Central Railway Station approx. 900m
- To Warsaw Chopin Airport - approx. 20 min.

#### BUILDING FINISHING STANDARD:

**\* LEED Gold Certificate,**

- \* Smoke detector
- \* Air-conditioning
- \* Fibre optic connection
- \* Wiring
- \* Opening windows
- \* Raised floors
- \* Suspended ceilings
- \* Carpeting
- \* High standard of finish,
- \* Excellent access to daylight
- \* Possibility of space arrangement according to tenant's requirements

### **RENTAL COSTS:**

Net lettable area: 473.05m<sup>2</sup> net (common area contribution 2.23%)

Gross lease area: 483.61m<sup>2</sup> gross

RENT RATE: 18.60 euro/m<sup>2</sup> (approx. 87.42 PLN/m<sup>2</sup> at 1 euro = 4.7 PLN)

operating costs: 20.50 PLN/m<sup>2</sup> net

parking space share 1/77

parking space in underground garage: EUR 150 approx. PLN 705 per month net

**Approximate rental cost 483.61 (87.42 + 20.50) = 53 270 PLN net per month**

+ utilities on common parts

+ electricity in the tenant's area

A dedicated offer will be prepared for the tenant after the presentation of the property

I invite you to prezentacja !!!

## **Offer advisor**

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## **Photos**



