

Office for rental

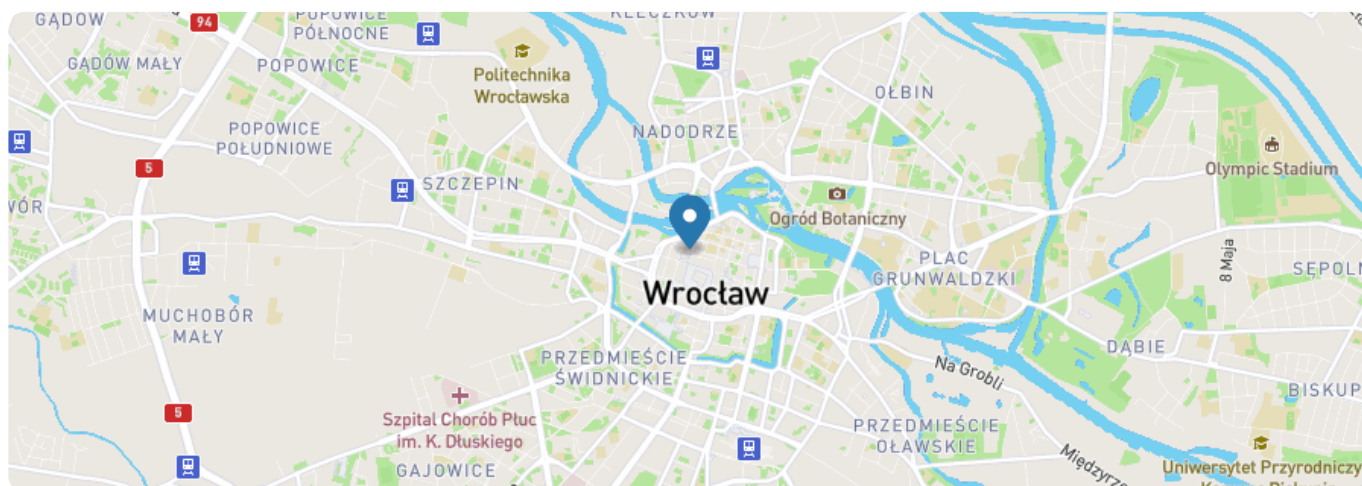
## Office near Market Square tenement LUX

**302.00 m<sup>2</sup>**

ul. św. Elżbiety, Wrocław

**14 496,00 PLN / mth.**

48,00 PLN / m<sup>2</sup>



# Key informations

**Type of transaction:** rental

**Property type:** Office

**Market:** secondary

**Space:** 302,00

**Rooms:** 1

**Toilets:** 3

**Rent:** 5134.00

**Available from:** 26.05.2017

**Floor:** 4

**Commercial purpose:** Office

**Offer number:** WIL959089

## Description

Office premises in a renovated building within the Wrocław Market Square.

Available areas: Ground floor: 242.6 m2; Floor IV: 302 m2, Basement approx. 220 m2

Common parts ratio: 5%

Contract for min. 3 years

Rent: 80PLN/m<sup>2</sup> per month net - service part (ground floor)

48PLN/m<sup>2</sup> per month net - office part (floors 1-5)

Administration fee: 17 PLN/m<sup>2</sup> per month net - service charge (fee for management and administration of the building, waste disposal, lift maintenance, maintenance of the electrical installation, maintenance of the building and sanitary networks and maintenance and repair of other general equipment intended for use and enjoyment by the tenants, building insurance, fees and property tax, heating, air-conditioning, monitoring, physical security.

This fee is fixed and not subject to adjustment at the end of the year.

The rent and service charge will be valorised by the Lessor once a year, effective for the entire current year according to the inflation rate for PLN in the previous year announced by the Central Statistical Office.

Security deposit: The Tenant shall provide the Landlord with a security deposit for an amount equivalent to the gross rent for 3 (three) months (i.e. plus VAT).

Office premises:

Air conditioning and ventilation

Partition walls with painting - according to the design agreed with the Tenant ( 30 sqm of walls per 100 sqm of space.)

Suspended ceilings with 500 lux lighting

Electrical installation (double general purpose 16 A socket (2 power outlets) - one per 13 sqm of space and computer network - according to the design agreed with the Tenant (Computer network at the Tenant's expense or to be agreed)

Central heating installation

Door joinery - in proportion to partition walls

Carpeting up to PLN 50 net including laying

Finished sanitary facilities

Additional finishing of the office space:

The tenant will prepare a floor plan in consultation with the landlord.

Air-conditioning of the server room - at the Tenant's expense.

## Offer advisor

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## Photos



