

Office for rental

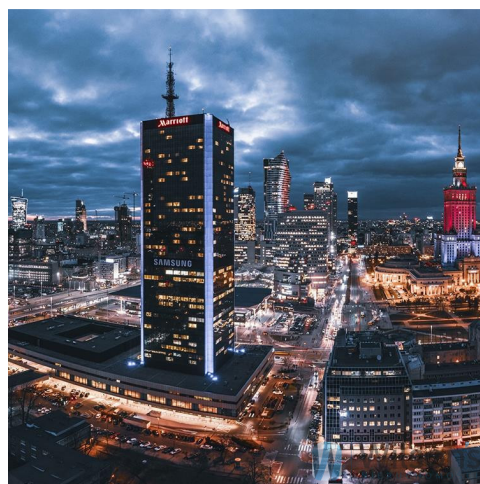
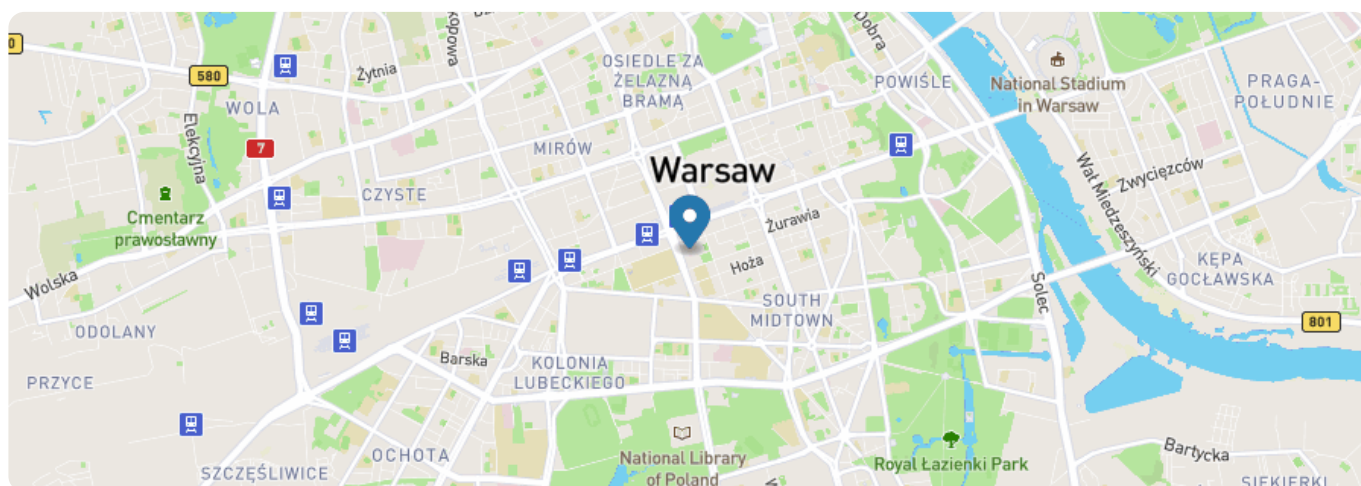
## Prestigious 350 m2 office in the heart of Warsaw

**155.00 m<sup>2</sup>**

al. Aleje Jerozolimskie, 00-697 Warszawa

**15 764,00 PLN / mth.**

101,00 PLN / m<sup>2</sup>



# Key informations

**Type of transaction:** rental

**Property type:** Office

**Market:** secondary

**Space:** 155,00

**Rooms:** 7

**Rent:** 202.00

**Available from:** 01.05.2024

**Floor:** 14

**Commercial purpose:** Office

**Offer number:** WIL491680

## Description

WILSON'S COMMERCIAL REAL ESTATE

### NO COMMISSION FOR TENANT!!!

For rent 350 m2 office in the heart of Warsaw, in a prestigious office building.

Office space on the 14th floor divided into modules of approx. 30m2.

To be adapted according to the needs of the Tenant.

Offices available 24h/7

Parking spaces in the underground garage and in the external car park

### Office building standard:

- Air-conditioning
- Telecommunication and electrical cabling, fibre optic cabling
- Sprinklers
- Smoke detectors
- Carpeting
- Building security
- Access control
- Two-way power supply
- BMS

### Commercial lease terms:

- Net area: 350m2m2
- Shared area ratio: 10%
- Gross floor area: approx. 385m2
- Rent: 22 EUR /m2 net + VAT (approx. 103.40 PLN at an exchange rate of 1euro = 4.7 PLN)

- Operating costs: 6 eur/m2 net + VAT (approx. 28.2 PLN at an exchange rate of 1 euro = 4.7 PLN )
- + electricity meter (according to consumption)
- oreintensive cost (rent with utility costs) approx. 10 780 euro, i.e. approx. 50 666 PLN net + VAT
- Lease period: 3 or 5 years
- Annual HICP indexation
- Guarantee deposit: 3 months' rent including running costs + VAT
- Payment in advance by the first day of the month
- parking space (level 0) - 230 EUR/space+VAT
- a place in a garage (level -1) - 290 EUR/place+VAT

We invite you to the presentation!!!

## Offer advisor

**Małgorzata Katner**

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## Photos

