



Office premise for sell

Area	Net price	Floor	Tax
257.91 m2	2 580 000 PLN	4	23%



OPIS OFERTY

We offer for sale a renovated spacious premises located in the center of Katowice, at the intersection of Zabrska and Jana II Sobieskiego streets. The premises are located on the 4th floor of a historic renovated building. This unique place combines historical charm with a modern approach to office space, making it an ideal proposition for companies looking for a comfortable and inspiring work environment.

The offer includes two separate premises sold together, each with its own land and mortgage book. Spacious interiors with large windows provide excellent light and a pleasant atmosphere. The large number of windows creates additional arrangement possibilities.

- Total area: 257.91 sq.m. (unit I: 161.47 sq.m., unit II: 96.44 sq.m.)
- Office rooms: 7 (possibility of separating more)
- Conference room
- Kitchen: 2
- Toilet: 2

The office has been equipped with modern installations, including central heating, air conditioning and high-speed internet, which provides comfortable working conditions.

**Małgorzata Zapiór**

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Basic

Offer number	1280/LBS/MAX
Price m2	10 003.48 PLN
Primary market	No
Condition of the premises	Very good
Rooms count	12

Standard

Air-conditioning	Yes
Forced ventilation	No
Opening Windows	Yes
Suspended ceilings	No
Raised floors	No
Optical fiber	Yes
Okablowanie komputer.	Yes
Electrical wiring	Yes
Telephone wiring	Yes

Security

Smoke detectors	No
Access control	Yes
Sprinklers	No
Alarm	Yes

Media and equipment

Heating	Urban central heating
Hot water	City water
Gas	No
Power	Yes
The number of toilet	3
Room height	290 cm

Building

Year of construction	1905
Type of building	Tenement house
The State of the building	Very good
Number of floors	4
Elevator	Yes

Security building

Monitoring	Yes
The protection of the	No
Reception	No
Enclosed land	No
Intercom	Yes