



Office premise for sell

Area	Net price	Floor	Tax
361.69 m2	2 700 000 PLN	6	23%



OPIS OFERTY

Are you looking for a **ideal place** to develop your business? Do you no longer want to invest in your premises and spend money on adaptation knowing that you will never get it back?

You want **your office** to be adapted to the needs of the business you run or intend to invest in?

We have the right offer for you!

We present an attractive office space of 361 m², located in Lower Mokotow (Czerniakow), in a solid brick building from the 1950s, 20th century, with easy access to key transportation points such as Siekierkowski Bridge, Wislostrada, Czerniakowska Street and Gagarina Street with new streetcar tractions.

The office has a **surface area of 361m2** (plan attached) and **height of about 280 cm** (to the ceiling proper, at the moment the ceiling is suspended), Interior: facing three sides of the world, gives great adaptation possibilities: depending on whether you want the office to be divided into separate rooms or open space.

The premises is currently arranged into:

- single and combined rooms (35mkw, 12.5mkw, 26.2mkw, 13mkw, 13.5mkw,



Izabella Gramburg

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Basic

Offer number	1279/LBS/MAX
Price m2	7 464.95 PLN
Primary market	No
Condition of the premises	Partial refresh
Rooms count	18

Standard

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

Security

Smoke detectors	No
Access control	No
Sprinklers	No
Alarm	No

Media and equipment

Heating	Urban central heating
Hot water	City water
Gas	No
Power	No
The number of toilet	1
Room height	280 cm

Parking place

Ground parking rent	3
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Ground parking rent	230 PLN
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Building

Year of construction	1955
Type of building	Other
The State of the building	Existing
Number of floors	7
Elevator	Yes

Security building

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