



Commercial premise for sell

Area	Net price	Floor	Tax
73.50 m2	998 000 PLN	1	exempt



OPIS OFERTY

For sale service premises with an area of 73.50 sqm, located on the second floor of a five-storey commercial and residential building **in Grochów, in the district of Praga Południe, near the traffic circle Wiatraczna**, just 5.2 km from the center of Warsaw.

The usable area is divided into two independent premises, adjacent to each other, which can be a whole:

Local 1 with an area of 61.50 sq.m, equipped with a toilet, utility room, mechanical ventilation and air conditioning.

Local 2 with an area of 12 sqm, also equipped with air conditioning with large display windows.

Entry through a wide door closed with a roller shutter.

Local windows facing the main street, with the possibility of installing advertising.

Located in an excellent location with very high pedestrian traffic.

Purpose:



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Basic

Offer number	1728/LHS/MAX
Price m2	13 578.23 PLN
Primary market	No
Condition of the premises	Very good
Rooms count	2
Site	Yes
Entrance	FromStaircase

Standard

Air-conditioning	Yes
Forced ventilation	Yes
Opening Windows	Yes
Suspended ceilings	Yes
Raised floors	No
Optical fiber	Yes

Security

Smoke detectors	Yes
Access control	No
Sprinklers	Yes
Alarm	Yes

Media and equipment

Heating	Urban central heating
Hot water	City water
Gas	No
Power	Yes
The number of toilet	1

Parking place

Underground parking	1
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Underground parking	50 000 PLN
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Building

Year of construction	2001
Type of building	Apartment building
The State of the building	Very good
Number of floors	6
Elevator	No

Security building

Monitoring	Yes
The protection of the	Yes
Reception	No
Intercom	No