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## Rent bureau TÄHESAJU TEE 9

📍 Harju maakond, Tallinn, Lasnamäe linnaosa

**BEST PRICE IN THE AREA! A-ENERGY CLASS BUILDING!**



**ARGO VÕRK**

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✉ [argo.vork@kinnisvaraekspert.ee](mailto:argo.vork@kinnisvaraekspert.ee)

2	2/2	76.3 m <sup>2</sup>	610 € + km
rooms	floor	total area	7.99 € / m <sup>2</sup>

ID	151072
Ruume	2
Total area	76.3 m <sup>2</sup>
Form of ownership	immovable
Condition	new building
Year of construction	2022
Floor	2/2
Cadastral register number:	<u>78401:101:4025</u>
Price range	<b>610 € +km</b>
Price per m2	<b>7.99 €</b>
Ettemaks	<b>6 113 €</b>



## ARGO VÕRK

Broker, commercial property  
 Real estate broker reg. no.: KMR 98260  
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 argo.vork@kinnisvaraekspert.ee

## Additional data

alarm, air conditioner, electricity, elevator, furniture change possibility, internet, meeting room, shower, water, video cameras, central water, city transport, shop window, central heating

## Additional information

ENERGY EFFICIENT A- CLASS OFFICE PREMISES FOR RENT!

### COMMERCIAL PREMISES

The commercial premises is located on the second floor of the building and its total area is 76.3 m<sup>2</sup>. The floor plan is attached to the gallery. The commercial premises consists of a large open office area, one meeting room/office and a toilet. The premises has a kitchen ready for use (open kitchen). In the corridor, directly next to the premises, there is also a shared toilet with a shower for the floor.

NB! Possibility to combine the adjacent 101.6 m<sup>2</sup> office premises with this office, and thus the total area of the office would be 177.9 m<sup>2</sup>.

Room-based central heating, cooling and ventilation regulation.

VAT and ancillary costs are added to the rental price (in summer approx. 1.37 €/m<sup>2</sup> + VAT, in winter approx. 3.4 €/m<sup>2</sup> + VAT). The price already includes electricity and water costs for the current tenant.

### PARKING

There is a large parking lot in front of the building, where tenants have free parking and guests have 3 hours of free parking.

### LOCATION

Tähesaju City is already a well-established business district in the Lasnamäe district, where a large number of commercial and business companies operate. The area is also supported by local sports centers, such as Tondiraba Jäähall, 24/7 Fitness, etc.

In addition, the area is already home to Bauhaus, Motonet, Ramirent, Motorcenter, Magaziin, Prisma, Selver and a Lidl supermarket. There are also Home4You, Elke Auto and Hortese Garden Center. The Tähesaju area is 7 km from the city center and has good public transport connections (buses no. 51, 7, 13, 31, 49, 54, 58, 67, 68).

The Tähesaju City concept combines modern space solutions for retail, office and warehouse spaces.

The offer is free of commission for you!

Are you interested? Please contact us and we will take a look!

\*\*\*\*

KINNISVARAEKSPERT has been operating on the Estonian market since 1993. Our offices are located in Tallinn and Pärnu, and we serve you all over Estonia. Through cooperation partners Nord Prime Capital and Alliance Group UAB, we are also represented in Latvia and Lithuania.

We offer brokerage services, valuation and real estate advisory services in both the private and commercial sectors.

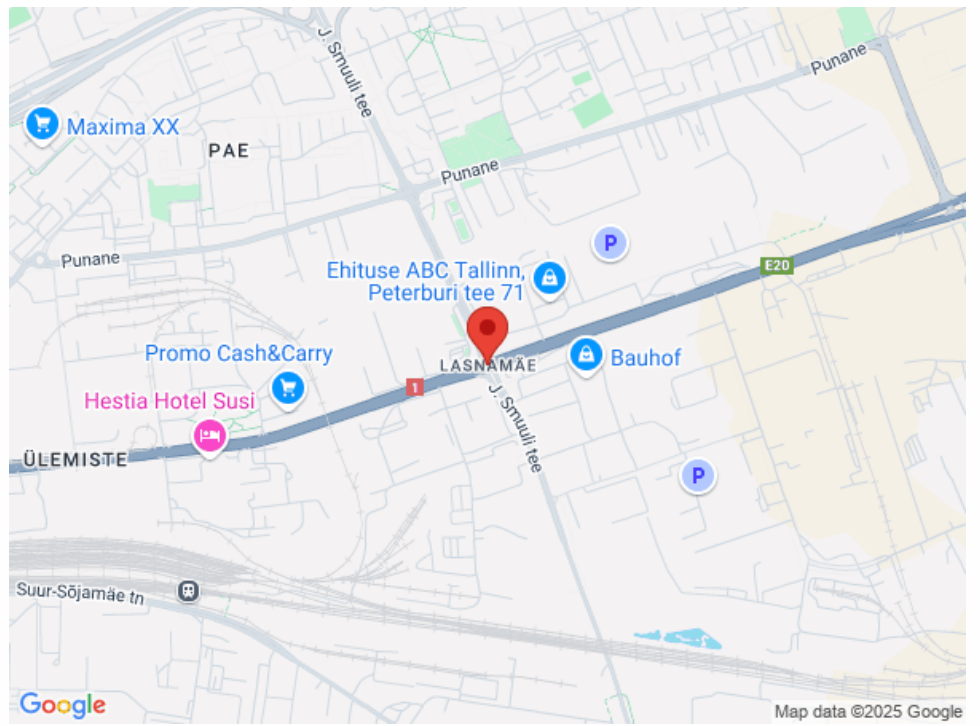
Kinnisvarekspert works closely with one of the world's largest real estate companies, Cushman & Wakefield. Our cooperation spans all over the world.

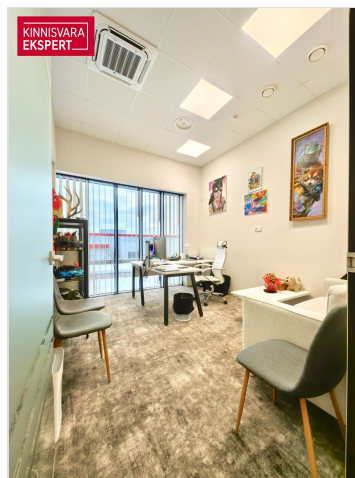
You can find more information at <http://www.kinnisvaraekspert.ee>

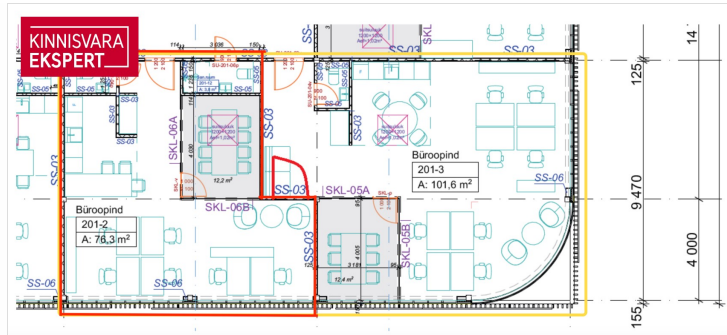
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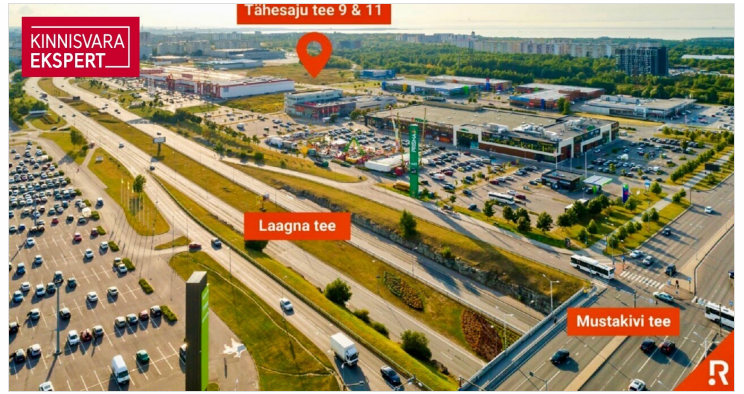
## Location

📍 Harju maakond, Tallinn, Lasnamäe linnaosa









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Sinu kinnisvara-partner

30 aastat

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Usalda oma kinnisvaratehing meie hoolde