



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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4	2/2	177.9 m ²	1 423 € +km
rooms	floor	total area	8.00 € / m ²

ID	151237
Ruume	4
Total area	177.9 m ²
Form of ownership	immovable
Condition	new building
Year of construction	2022
Floor	2/2
Cadastral register number:	<u>78401:101:4025</u>
Price range	1 423 € +km
Price per m2	8.00 €
Ettemaks	6 113 €



ARGO VÕRK

Broker, commercial property
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Additional data

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

Additional information

ENERGY EFFICIENT A- CLASS OFFICE PREMISES FOR RENT IN TÄHESAJU CITY!

IT IS POSSIBLE TO RENT THE BUSINESS PREMISES EITHER AS A WHOLE OR DIVIDED INTO TWO SEPARATE OFFICES!

THE SIZES OF THE SEPARATE OFFICES WOULD BE 101.6m2 and 76.3m2. There is a separate toilet on both floors, the larger one has a kitchenette and the smaller one has a kitchenette ready. Both offices have a separate entrance.

BUSINESS PREMISES

The business premises are located on the second floor and have a total area of 177.9 m2. The floor plan is attached to the gallery. The business premises consist of two large open office areas, two meeting rooms/offices, an open kitchen and two toilets. In the corridor, directly next to the premises, there is also a shared toilet with a shower.

Room-based central heating, cooling and ventilation control.

VAT and ancillary costs are added to the rental price (in summer approx. 1.37€/m2+km, in winter approx. 3.4€/m2+km). The price already includes electricity and water costs based on 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, Bauhaus, Motonet, Ramirent, Motorcenter, Magaziin, Prisma, Selver and Lidl supermarkets are already located in the area. 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 more 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>

Location

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