

# Rent trade ARTELLI TN 19

 Harju maakond, Tallinn, Kristiine linnaosa

ATTRACTIVE 221.4m2 COMMERCIAL PREMISES IN KRISTIINE AREA!



ARGO VÕRK

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1	1/2	221.4 m <sup>2</sup>	2 657 € +km
rooms	floor	total area	12.00 €/m <sup>2</sup>

ID	151522
Ruume	1
Total area	221.4 m <sup>2</sup>
Form of ownership	immovable
Condition	new building
Year of construction	2019
Floor	1/2
Building material	panel
Cadastral register number:	<u>78401:101:1369</u>
Price range	<b>2 657 € +km</b>
Price per m2	<b>12.00 €</b>



## ARGO VÕRK

Broker, commercial property

Real estate broker reg. no.: KMR 98260

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## Additional data

alarm, air conditioner, industrial electricity, internet, shower, video cameras, separate entrance, central water, city transport, shop window, street entrance, central heating

## Additional information

For rent in Kristiine, an attractive commercial space of 221.4 m<sup>2</sup> on the first floor of an energy-efficient and smart building completed in 2019.

### COMMERCIAL SPACE

- surface area 221.4 m<sup>2</sup>
- elevation with dimensions 3060x2590
- The main fuse capacity of the room is 40A, the rooms have 16A 3-phase sockets
- WC and shower corner
- readiness for installation of kitchen furniture
- quick and convenient access for customers directly from Artelli Street

This is a modern and energy-efficient commercial building, which ensures lower ancillary costs and a good indoor climate.

Ancillary costs in summer (July) approx. 1.4 eur/m<sup>2</sup> + metered electricity and water. In winter (January) approx. 2.3 eur/m<sup>2</sup> + electricity and water according to consumption. Each commercial space has an autonomous energy-efficient heating and cooling solution based on an air-to-water heating converter.

The K2 Business Building has a smart house solution. The mobile app allows you to remotely control the lighting, security, lift doors, ventilation, and indoor cameras.

You can receive or deliver goods without leaving your couch!

### BUILDING

- the building's energy class is B
- public transport stops nearby
- quick access from Kadaka Road
- the possibility of installing illuminated advertising on the building's facade
- additional costs and VAT are added to the rental price.

The same building currently also offers 105.2 office space on the 2nd floor, which is suitable for an office or other purposes. Possibility to rent both spaces, so the company's office is located in the same building.

The offer is free of commission for you!

You are welcome to view the commercial space and all additional questions are welcome!

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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.

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

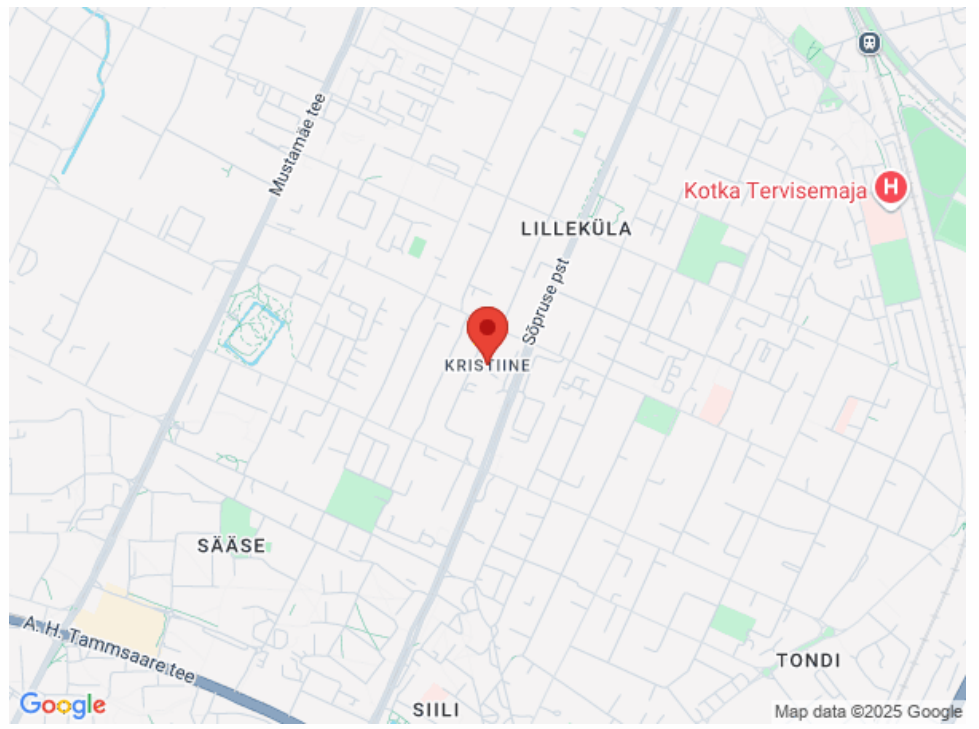
You can find more information at <http://www.kinnisvaraekspert.ee>

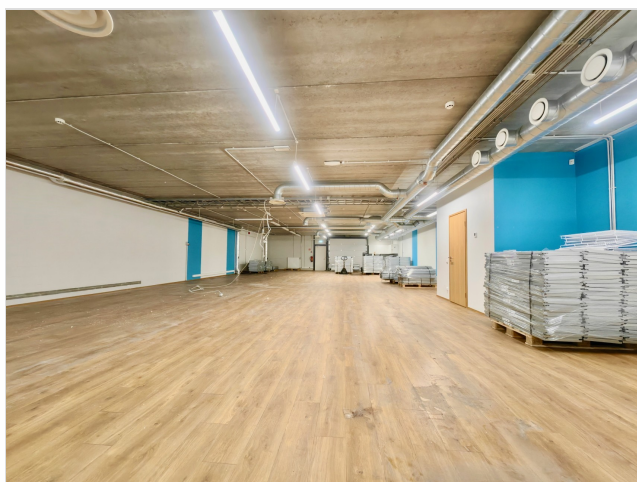
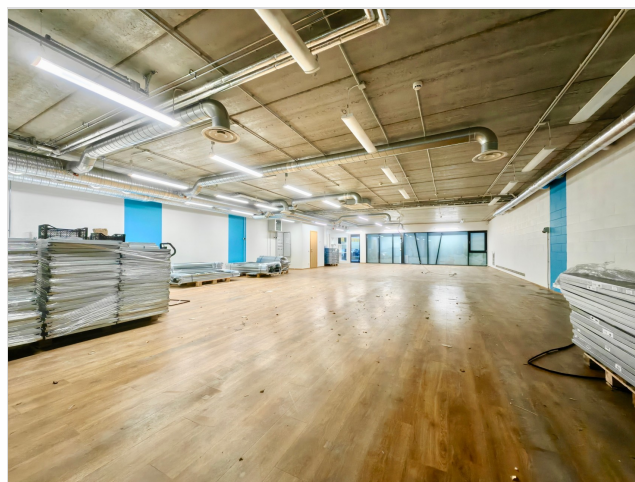
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## Location

📍 Harju maakond, Tallinn, Kristiine linnaosa











**KINNISVARA EKSPERT**

**Sinu kinnisvara-partner**



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**Usalda oma kinnisvaratehing meie hoolde**