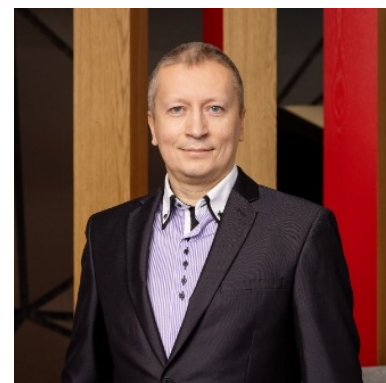




## Rent bureau ARTELLI TN 19

 Harju maakond, Tallinn, Kristiine linnaosa

105.2 m<sup>2</sup> COMMERCIAL SPACE, 12 MONTHS OF ANNUAL COSTS INCLUDED!



ARGO VÕRK

☎ +37253433255

☎ +3726264250

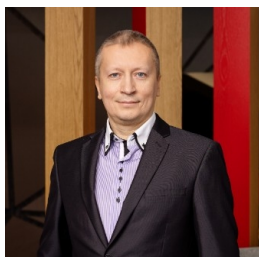
✉ argo.vork@kinnisvaraekspert.ee

|       |       |                      |                         |
|-------|-------|----------------------|-------------------------|
| 1     | 2/2   | 105.2 m <sup>2</sup> | 831 € + km              |
| rooms | floor | total area           | 7.90 € / m <sup>2</sup> |

|                            |                       |
|----------------------------|-----------------------|
| ID                         | 151818                |
| Ruume                      | 1                     |
| Total area                 | 105.2 m <sup>2</sup>  |
| Form of ownership          | immovable             |
| Condition                  | new building          |
| Year of construction       | 2019                  |
| Floor                      | 2/2                   |
| Building material          | panel                 |
| Cadastral register number: | <u>78401:101:1369</u> |

Price range **831 € +km**

Price per m2 **7.90 €**



## ARGO VÕRK

Broker, commercial property

Real estate broker reg. no.: KMR 98260

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+3726264250

argo.vork@kinnisvaraekspert.ee

## Additional data

alarm, air conditioner, internet, kitchen, kitchen furniture, video cameras, open kitchen, high ceilings, central water, city transport, central heating

## Additional information

Rent office premises on the second floor in an energy-efficient and smart building in Kristiine, completed in 2019. Also suitable for trade, showroom, yoga studio, training, etc.

SPECIAL OFFER: By signing a lease before 30.04.2027, the tenant is exempt from paying additional costs for 12 months.

### COMMERCIAL PREMISES

- floor area 105.2m<sup>2</sup>
- kitchenette
- toilet on the ground floor
- quick and convenient access to customers

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

Additional costs in summer (July) approx. 1.4eur/m<sup>2</sup> + metered electricity and water. In winter (January) approx. 2.3eur/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 can be used to remotely control the lighting, security, ventilation, and indoor cameras of the rooms.

### 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.

SPECIAL OFFER: for the first 12 months, the rent is 7.90 eur/m<sup>2</sup> + VAT, thereafter 10 eur/m<sup>2</sup> + VAT, the minimum contract period is 24 months.

The offer is free of commission for you!

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

\*\*\*\*

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.

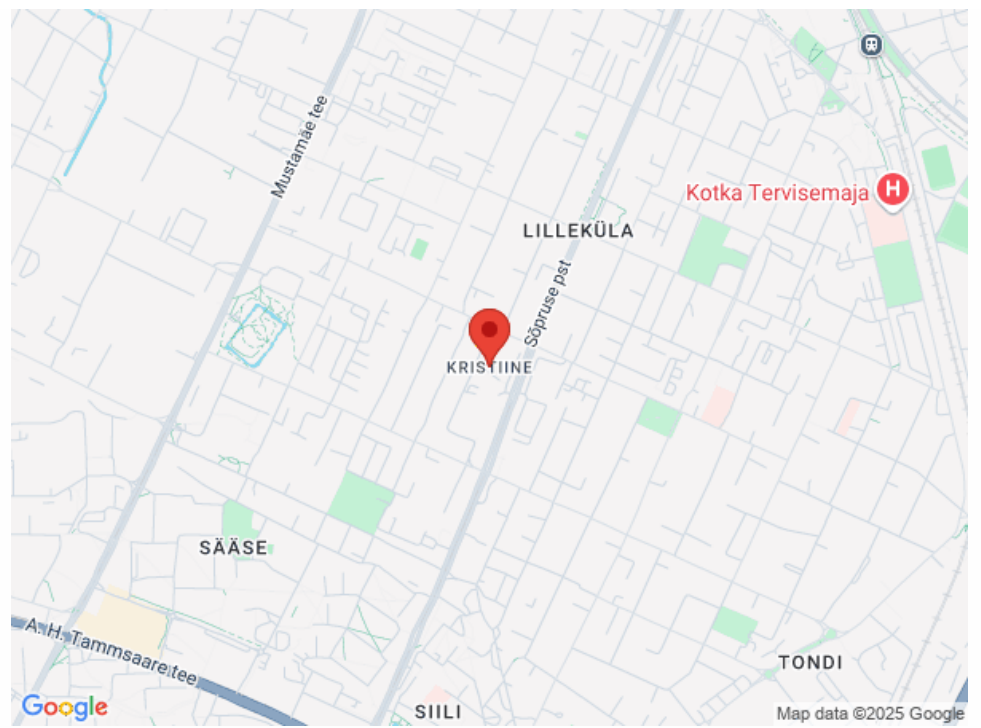
Kinnisvarekspert works closely with one of the world's largest real estate companies, Cushman & Wakefield. Our cooperation spans all over the world.

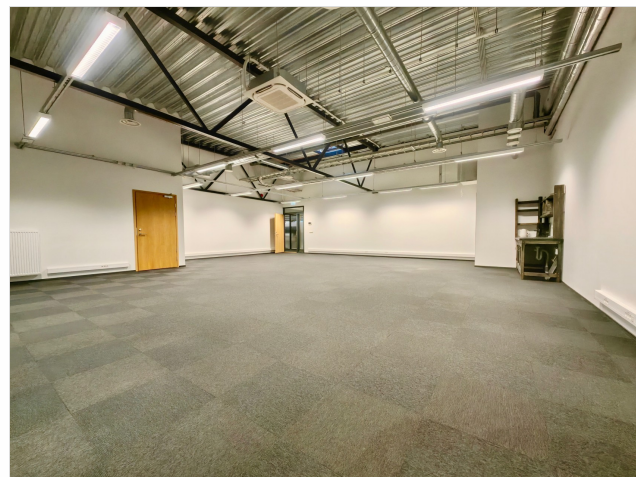
You can find more information at <http://www.kinnisvaraekspert.ee>

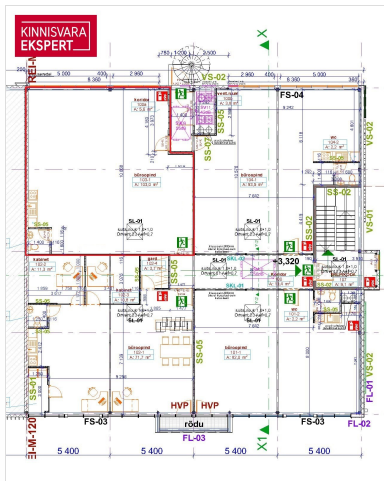
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## Location

📍Harju maakond, Tallinn, Kristiine linnaosa







KINNISVARA  
EKSPERT

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Usalda oma kinnisvaratehing meie hoolde