



## Rent trade VALDMÄE PÕIK 3

📍 Harju maakond, Saue vald, Laagri alevik

700.8 m<sup>2</sup> COMMERCIAL PREMISES IN THE TÄNASSILMA AREA!



ARGO VÕRK

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2. floors	700.8 m <sup>2</sup> total area	5 256 € +km 7.50 € / m <sup>2</sup>
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ID	149267
Total area	700.8 m <sup>2</sup>
Form of ownership	immovable
Condition	new building
Year of construction	2023
Floors	2
Cadastral register number:	<u>72601:001:1043</u>
Price range	<b>5 256 € +km</b>
Price per m2	<b>7.50 €</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, meeting room, shower, ventilation, video cameras, separate entrance, high ceilings, central water, shop window, street entrance, local gas heating

## Additional information

For rent stock-office type business premises with a size of 700.8 m<sup>2</sup> in Laagris, Tännassilma. Commercial space for rent is a convenient solution for a company that wants to concentrate all business activities on one space - warehouse, office, showroom/showroom.

Ready for quick move in!

## LOCATION

Valdmäe päik 3 commercial building is located in Tännassilma Valdmäe Tööstuspark. A well-established industrial area, which is very suitable for companies involved in logistics, production and trade.

## COMMERCIAL SPACE INFO

- multifunctional commercial space is located on two levels, total area 700.8m<sup>2</sup>
- On the 1st floor, a total of 455 m<sup>2</sup> of storage space
- There are two more office spaces on the 1st floor (the purpose of use may be also showroom/showroom) with sizes of 21 m<sup>2</sup> and 46.6 m<sup>2</sup>
- On the second floor, two office spaces (or representative spaces) with a size of 68.9 m<sup>2</sup> and 66.5 m<sup>2</sup>
- utility costs and VAT are added to the rent.

## WAREHOUSE AND/OR PRODUCTION AREA INFORMATION

- Clear height - fermini is 6.2 m, ceiling height 8 m
- Floor bearing capacity – 5 tons/m<sup>2</sup>
- Loading - flat
- 2 lift doors, size 4 x 4.2 m and 4 x 3.2 m
- Surface power 3 x 63A
- Heating - gas heating (calorifiers)

## OFFICE AND UTILITY ROOM INFO

- The premises are finished and ready to move into
- Forced ventilation with heat recovery
- Cooling (on the surfaces of the II floor)
- Heating - radiator heating (gas).

## GENERAL BUILDING INFORMATION

- Condition - new building (completion date May 2023)
- The total area of the building – 3000 m<sup>2</sup>
- Number of floors 2
- Purpose of use – office, warehouse, production
- Internal solution - there are no bearing posts on the storage area (they remain on the surface to the perimeter)
- Heating system – gas heating, radiators
- Ventilation – forced ventilation
- Energy label - B
- Communication/Internet – Telia optical light cable
- Electrical capacity of the building – 2 x 200A
- Solar panels on the roof of the house, more than 100 kw.
- Parking on the territory - 34 parking spaces around the building (no fixed/nominal), parking is free, guaranteed for semi-trailers access and maneuvering.

## VALDMÄE INDUSTRIAL PARK

Valdmäe Industrial Park is a multifunctional industrial and business area, which is well suited for companies engaged in logistics, production, wholesale and retail trade. Valdmäe Tööstuspark is located near Tallinn, in the Tännassilma area, right next to the high-potential Pärnu road on the way in and out of the city of Tallinn.

Companies already operating in Valdmäe Industrial Park: Onninen, Würth, Lightmaker, PMC Hydraulics, Beijer Ref, Osvald Catering, Clean Investment, Showcase.

#### NEIGHBORS

Valdmäe Tööstuspark is located near Tallinn, in the Tännassilm area, right next to the high-potential Pärnu Mnt.

There are many internationally successful companies in the vicinity: Antalis, Karl Storz, Bauhof, DSV Transport, Havi Logistics, Stoneridge Estonia, Tamro Estonia, R-Kiosk Estonia, etc.

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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.

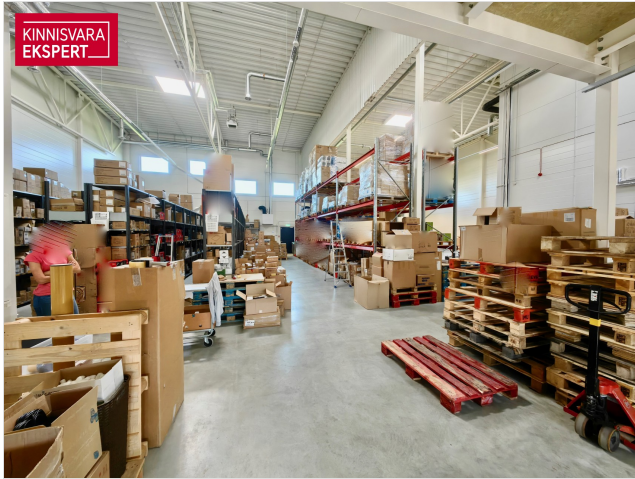
You can find more information at <http://www.kinnisvaraekspert.ee>

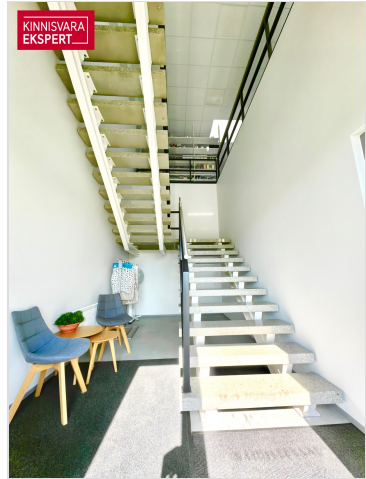
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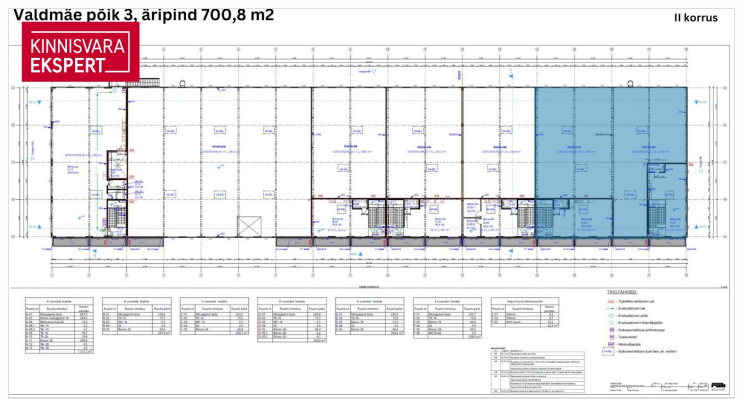
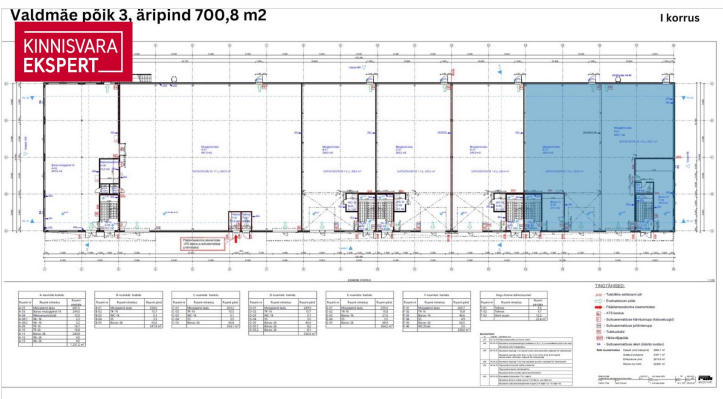
#### Location

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**Usalda oma kinnisvaratehing meie hoolde**