

# Rent bureau ARTELLI TN 19



Harju maakond, Tallinn, Kristiine linnaosa

ATTRACTIVE 130M2 LOFT OFFICE IN KRISTIINE!



ARGO VÕRK

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2.  
floors

130 m<sup>2</sup>  
total area

1 625 € +km  
12.50 € / m<sup>2</sup>

ID	152433
Total area	130 m <sup>2</sup>
Form of ownership	immovable
Condition	new building
Year of construction	2019
Floors	2
Building material	panel
Cadastral register number:	<u>78401:101:1369</u>
Price range	<b>1 625 € +km</b>
Price per m2	<b>12.50 €</b>



## ARGO VÕRK

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## Additional data

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

## Additional information

For rent in Kristiine, an attractive loft office commercial space of 130m<sup>2</sup> spread over two floors in an energy-efficient and smart building completed in 2019.

### COMMERCIAL SPACE

- surface area approx. 130m<sup>2</sup>, divided as follows: office space on the 2nd floor 88.7m<sup>2</sup>, sales hall/store on the 1st floor 38m<sup>2</sup>, WC/shower room 2.9m<sup>2</sup>.
- You can find the floor plans in the photo gallery. Possibility to rent up to 180m<sup>2</sup> of additional commercial space if you need additional warehouse or production space in the same building.
- WC and shower corner
- ready 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.

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 solution and cooling based on an air-to-water heating converter.

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

You can receive or deliver goods without leaving your couch!

### BUILDING

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

See also my other offers in the Artelli 19 building and we will definitely find a commercial space that meets your business needs.

The offer is free of commission for you!

You are welcome to view the commercial space and any 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.

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

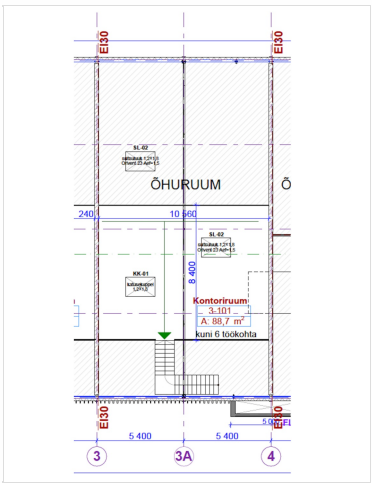
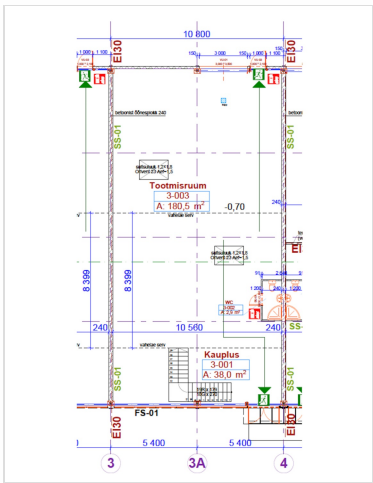
📍 Harju maakond, Tallinn, Kristiine linnaosa













KINNISVARA  
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