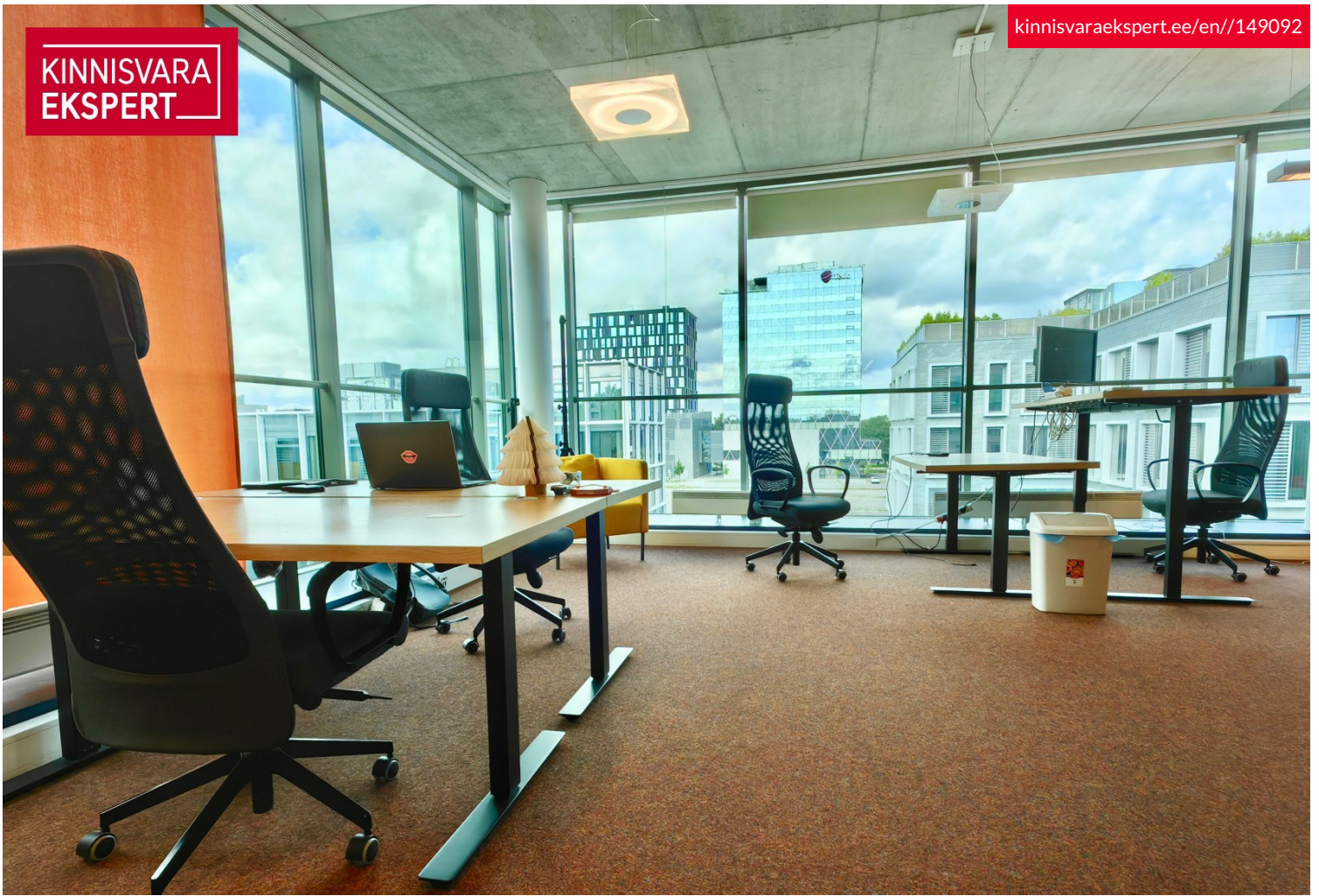


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## Rent bureau KEEMIA TN 4

📍 Harju maakond, Tallinn, Kristiine linnaosa

71 m<sup>2</sup> OFFICE PREMISES NEAR THE HIPPODROME INTERSECTION!



ARGO VÖRK

☎ +37253433255

☎ +3726264250

✉ argo.vork@kinnisvaraekspert.ee

3  
rooms

4/6  
floor

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

460 € +km  
6.48 €/m<sup>2</sup>

ID	149092
Ruume	3
Total area	71 m <sup>2</sup>
Form of ownership	immovable
Condition	completed
Year of construction	1982
Floor	4/6
Building material	stone
Cadastral register number:	<u>78407:701:1650</u>
Price range	<b>460 € +km</b>
Price per m2	<b>6.48 €</b>



## ARGO VÕRK

Broker, commercial property  
 Real estate broker reg. no.: KMR 98260  
 +37253433255  
 +3726264250  
 argo.vork@kinnisvaraekspert.ee

## Additional data

air conditioner, elevator, furniture change possibility, internet, meeting room, ventilation, video cameras, open kitchen, closed courtyard, high ceilings, central water, city transport, shop window, electric stove

## Additional information

For rent an exclusive office premises with display windows 71m<sup>2</sup> on the fourth floor of a commercial building at Keemia tn 4.

**SPECIAL OFFER!** For the first 3 months, a discount applies to the rental price and after the end of the discount period, the rental price is 765.83€ + VAT/month.

The commercial building is located in the immediate vicinity of the Hipodroomi intersection and the location is very suitable for convenient access for customers by public transport and car. The premises are suitable for use as an office, for service companies and for other purposes.

The office premises consists of a spacious work area, a meeting room separated by glass partitions and a small storage room. If desired, it is possible to purchase all the furniture seen in the pictures at a negotiated price.

### PARKING

Parking on the street in front of the building is free for 4 hours with a parking meter. Possibility to rent 1 parking space in a parking lot with a barrier for 45.-€ + VAT/month. If more parking spaces are needed, there is Europark Endla 73 parking lot (EP224) in the immediate vicinity of the building, where there are enough spaces for 25.-€/month (price includes VAT).

### ADVANTAGES OF THE COMMERCIAL PREMISES

Public transport stop (bus and trolley) in the immediate vicinity of the building  
 The building has an elevator  
 24/7 access to the premises  
 Outdoor advertising possible  
 Efficient and modern forced ventilation  
 Cooling  
 Electronic security system built outside  
 The territory is covered with electronic video surveillance  
 The rental space will be available quickly.

The floor plan is attached to the gallery, where you can see the layout of the space on the floor.

Additional costs and VAT are added to the monthly rent.

Contact us for more information or arrange a tour of the commercial space!

\*\*\*\*

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.

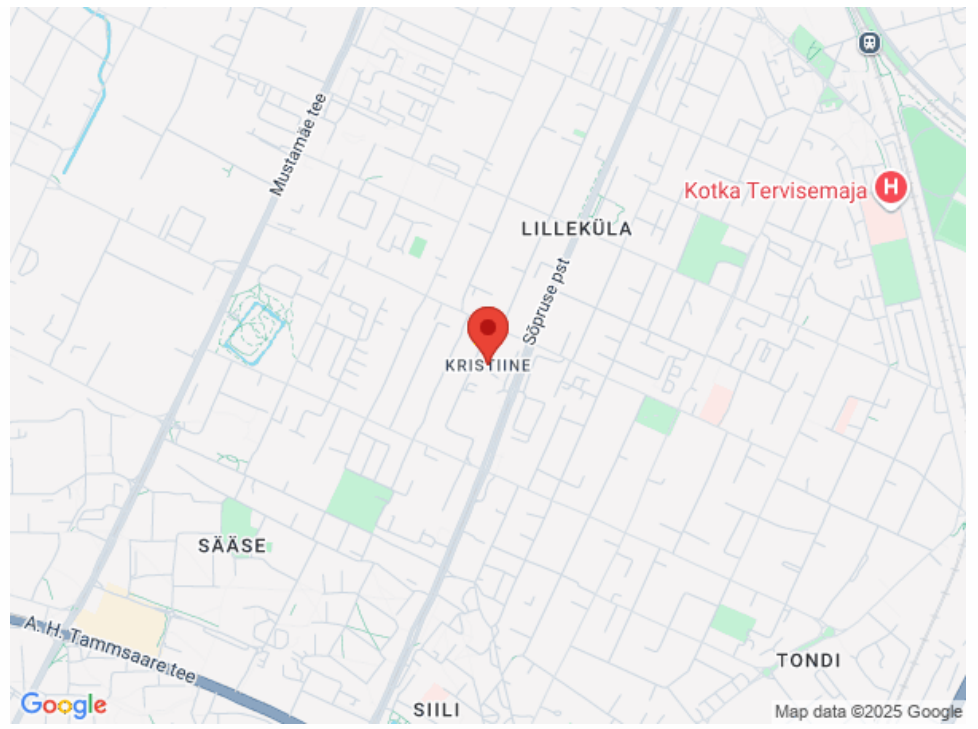
Kinnisvarekspert works closely with one of the world's largest real estate companies, Cushman & Wakefield. Our cooperation spans all over the world.

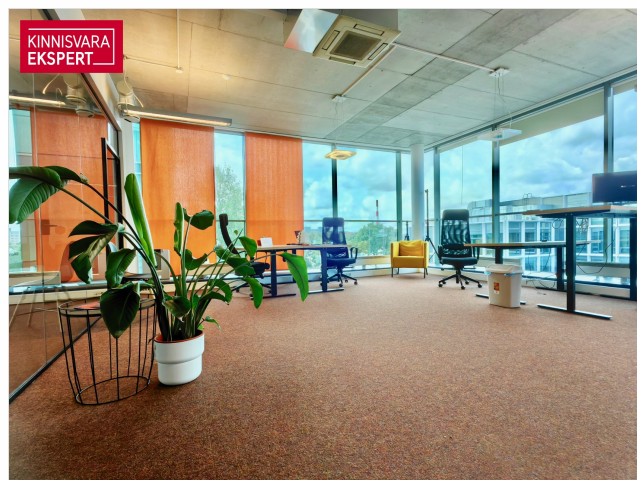
You can find more information at <http://www.kinnisvaraekspert.ee>

\*\*\*\*

## Location

📍Harju maakond, Tallinn, Kristiine linnaosa







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Sinu  
kinnisvara-  
partner



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**Usalda oma kinnisvaratehing meie hoolde**