



## Rent bureau PETERBURI TEE 47C

📍 Harju maakond, Tallinn, Lasnamäe linnaosa

FOR RENT 46m2 OFFICE PREMISES DIRECTLY NEAR PETERBURI ROAD!



ARGO VÕRK

☎ +37253433255

☎ +3726264250

✉ argo.vork@kinnisvaraekspert.ee

1	4/4	46 m <sup>2</sup>	18376 m <sup>2</sup>	368 € +km
rooms	floor	total area	plot	8.00 €/m <sup>2</sup>

ID	150606
Ruume	1
Total area	46 m <sup>2</sup>
Plot	18376 m <sup>2</sup>
Form of ownership	immovable
Condition	renovated
Year of construction	2018
Floor	4/4
Building material	stone
Cadastral register number:	<u>78401:101:4989</u>

Price range **368 € +km**

Price per m2 **8.00 €**



## ARGO VÕRK

Broker, commercial property

Real estate broker reg. no.: KMR 98260

+37253433255

+3726264250

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## Additional data

õhksoojuspump, alarm, air conditioner, elevator, internet, video cameras, central water, city transport, central heating

## Additional information

For rent 46 m2 bright and logistically very well located 1-room office space directly on the Peterburi highway.

Possibility to move in immediately!

SPECIAL OFFER: First 6 months rent 8 eur/m2, then 12.5 €/m2 contract min 36 months.

## COMMERCIAL SPACE INFORMATION

The commercial space is located on the highest 4th floor of the building, which ensures good views from the windows. The commercial space consists of one open space and a toilet.

## AREA

The Peterburi mnt 47C commercial building is located directly on the Peterburi highway and will not go unnoticed by road users. There is an opportunity to install illuminated advertising on the facade, which is an excellent advertising outlet.

## BUILDING

This is a modern building completed in 2018, which ensures lower ancillary costs and a good indoor climate. Additional costs during the heating season are approximately 2.8€/m2 and at other times 1.6€/m2.

## ADDITIONAL INFORMATION

- the building's energy class is C
- there are public transport stops nearby (tram stop and bus stop), quick access to the airport and also to the Ülemiste train station.
- convenient access from Peterburi road
- additional costs and VAT are added to the rental price.

## PARKING

Parking on the perimeter of the building costs 35 euros/space + km

## CATERING

The same building is home to the food place "Maaema Söögetuba", which is highly praised by tenants and constantly surprises with affordable and delicious daily offers. Of course, there are also other takeaways in the vicinity for every taste.

The same building currently has 68.3m2, 76.5m2, 49.7m2 and 455m2 of office space available.

Please contact us for a viewing!

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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.

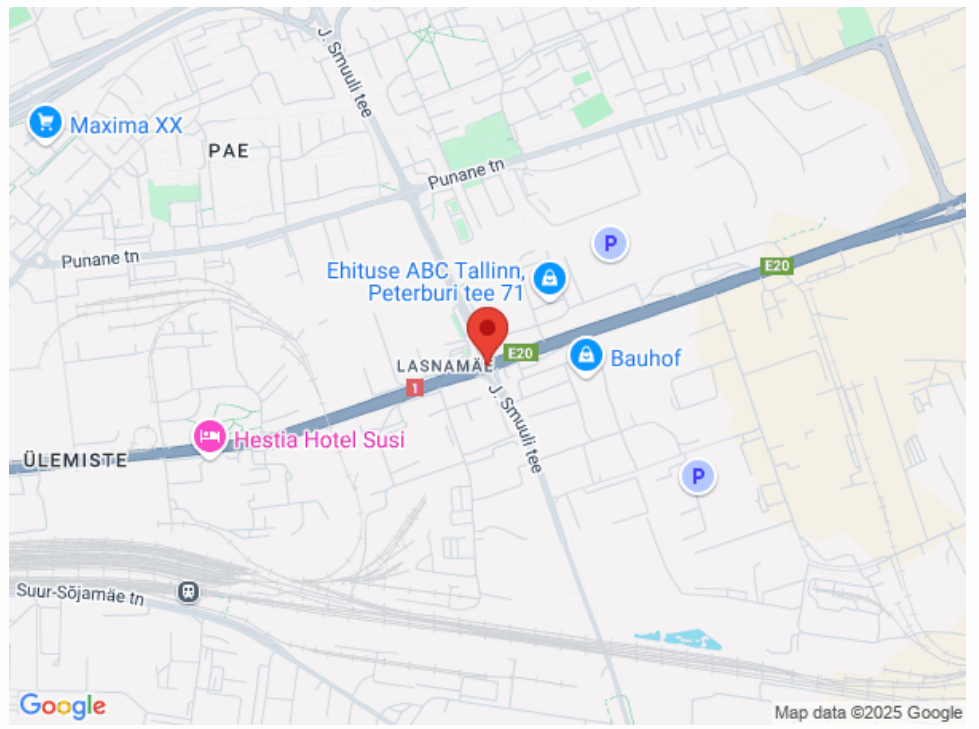
Kinnisvarekspert works closely with one of the world's largest real estate companies, Cushman & Wakefield. Our cooperation spans all over the world.

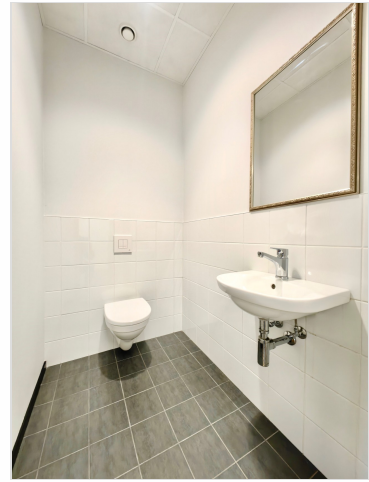
You can find more information at <http://www.kinnisvaraekspert.ee>

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## Location

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**KINNISVARA EKSPERT**

**Sinu kinnisvara-partner**



**Argo Vörk**  
+372 534 33255  
argo.vork@kinnisvaraekspert.ee

**30** aastat **KINNISVARA EKSPERT**

**Usalda oma kinnisvaratehing meie hoolde**