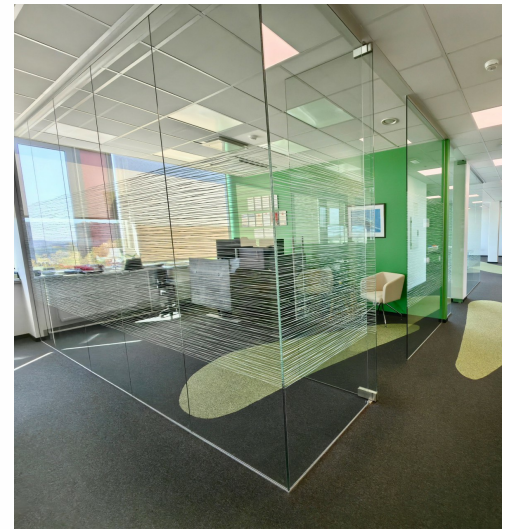


KINNISVARA
EKSPERT



Rent bureau PETERBURI TEE 47C

Harju maakond, Tallinn, Lasnamäe linnaosa

EXCLUSIVE 455.80m² OFFICE PREMISES FOR RENT ON PETERBURI ROAD!



ARGO VÖRK

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+3726264250

argo.vork@kinnisvaraekspert.ee

5	4/4	455.8 m ²	18376 m ²	3 646 € +km
rooms	floor	total area	plot	8.00 € / m ²

ID	148157
Ruume	5
Total area	455.8 m ²
Plot	18376 m ²
Form of ownership	immovable
Year of construction	2018
Floor	4/4
Building material	stone
Cadastral register number:	<u>78401:101:4989</u>

Price range **3 646 € +km**

Price per m2 **8.00 €**



ARGO VÕRK

Broker, commercial property

Real estate broker reg. no.: KMR 98260

+37253433255

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argo.vork@kinnisvaraekspert.ee

Additional data

õhksoojuspump, elevator, furniture change possibility, internet, kitchen, meeting room, kitchen furniture, open kitchen, central water, city transport, central heating

Additional information

For rent 455.80 m2 of exclusive and logistically very well-located office premises directly on the Peterburi highway.

SPECIAL OFFER: first 6 months rent 8 eur/m2, thereafter 12,5 eur/m2, contract length min. 36 months.

COMMERCIAL PREMISES INFORMATION

The commercial premises is located on the top 4 floors of the building, which ensures good views from the windows. The commercial premises includes an open office area, 5 separate offices, a meeting room, an open kitchenette with a recreation area and a small warehouse.

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.
- excellent 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. Possibility to rent up to 18 parking spaces.

CATERING

The same building is home to the "Maaema Söögituba", a home-cooked restaurant that is highly praised by tenants and surprises with affordable and delicious daily specials. Of course, there are also takeaways in the vicinity for every taste.

There are also office premises available in the same building - please contact us and we will find the right commercial premises for your needs!

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.

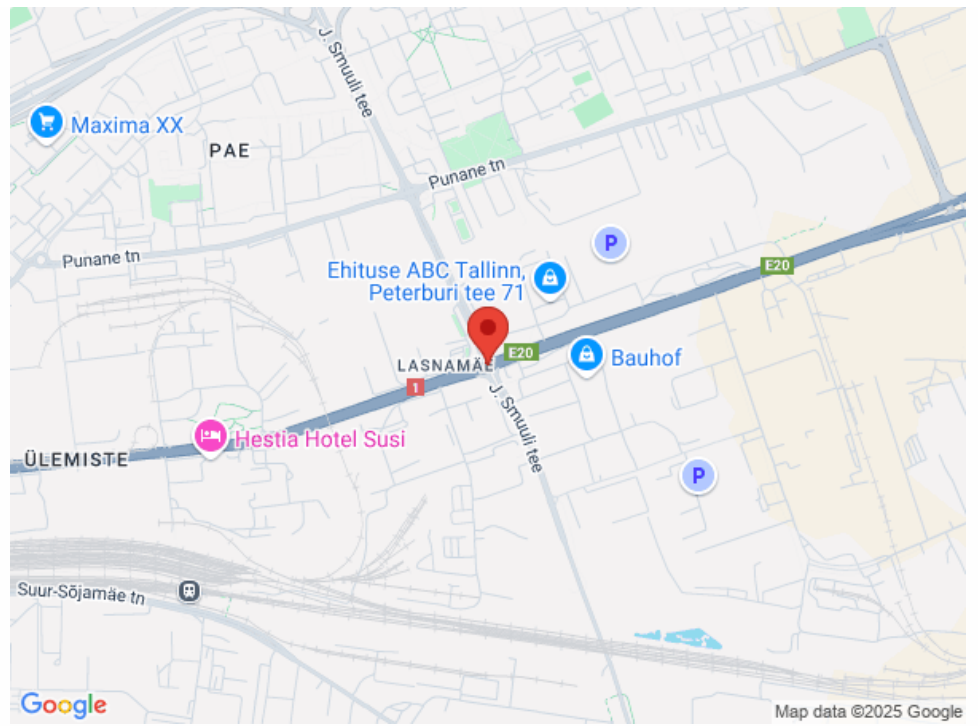
We offer brokerage services, valuation and real estate advisory services in both the private and commercial sectors.

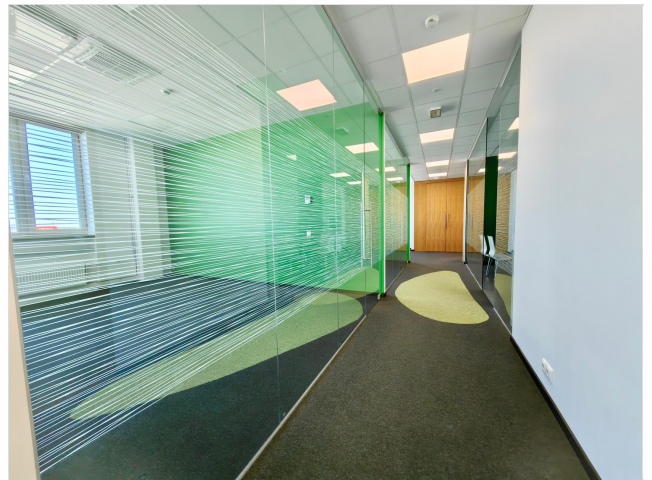
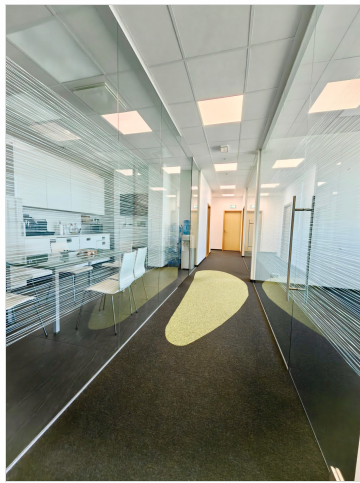
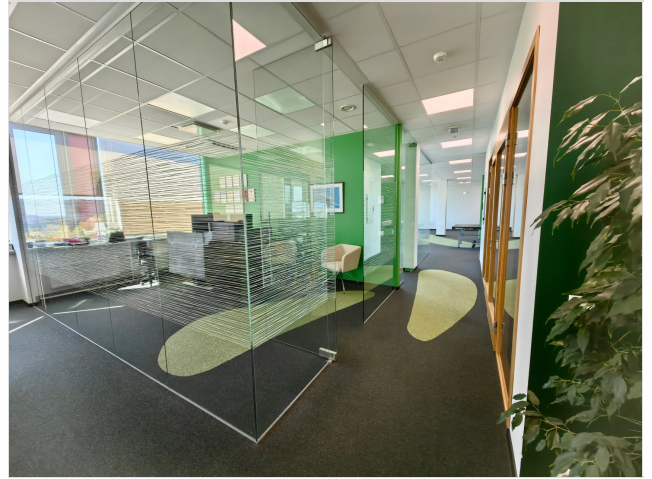
Kinnisvarekspert works closely with one of the world's largest real estate companies, Cushman & Wakefield. Our cooperation spans all over the world.

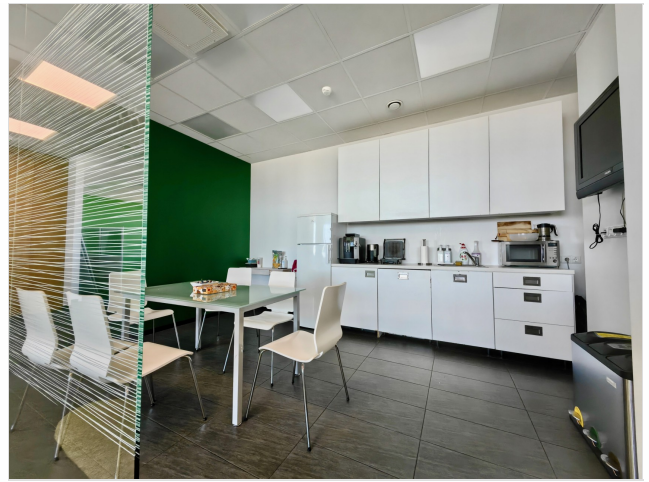
You can find more information at <http://www.kinnisvaraekspert.ee>

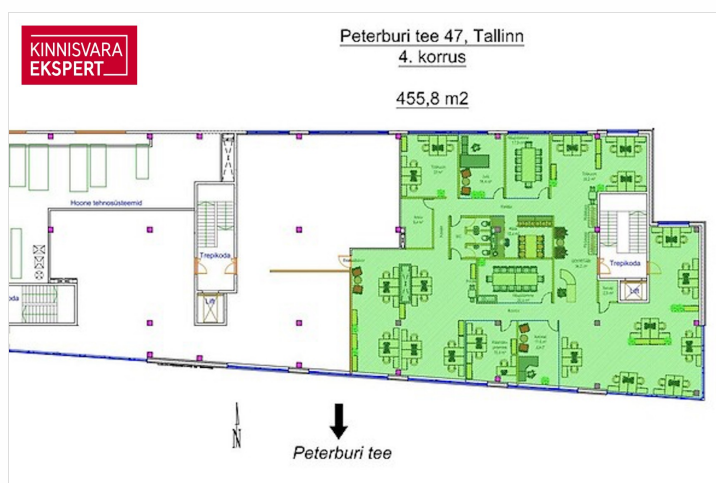
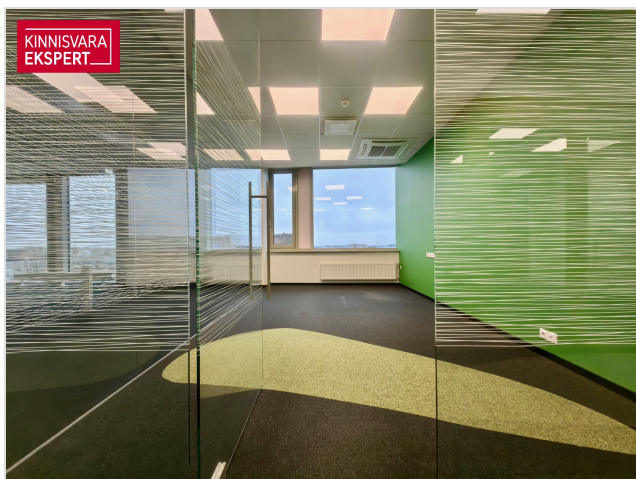
Location

📍 Harju maakond, Tallinn, Lasnamäe linnaosa











KINNISVARA EKSPERT

Sinu kinnisvara-partner



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Usalda oma kinnisvaratehing meie hoolde