



## Rent bureau PETERBURI TEE 47C

📍 Harju maakond, Tallinn, Lasnamäe linnaosa

FOR RENT 49.7m<sup>2</sup> OFFICE PREMISES NEAR PETERBURI ROAD!



ARGO VÕRK

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☎ +3726264250

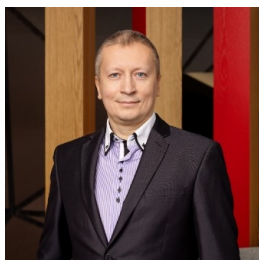
✉ argo.vork@kinnisvaraekspert.ee

2	3/4	49.7 m <sup>2</sup>	18376 m <sup>2</sup>	398 € +km
rooms	floor	total area	plot	8.01 €/m <sup>2</sup>

ID	150611
Ruume	2
Total area	49.7 m <sup>2</sup>
Plot	18376 m <sup>2</sup>
Form of ownership	immovable
Year of construction	2018
Floor	3/4
Building material	stone
Cadastral register number:	<u>78401:101:4989</u>

Price range **398 € +km**

Price per m2 **8.01 €**



## ARGO VÕRK

Broker, commercial property

Real estate broker reg. no.: KMR 98260

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## Additional data

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

## Additional information

For rent 49.7 m2 bright and logistically very well located 2-room office space directly on the Peterbur highway.

Opportunity to move in immediately!

Special offer: first 6 months rent 8 eur/m2, contract min 36 months, then rent 12.5 eur/m2.

## COMMERCIAL SPACE INFORMATION

The commercial space is located on the 3rd floor of the building, which ensures good views from the windows. The commercial space consists of one open space, a separate office that can also serve as a meeting room, a small kitchenette 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. The anchor tenants of the building are TRADEHOUSE OÜ and IDEAL BALTIC OÜ.

## 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 Söögituba", which is highly praised by tenants and constantly surprises with affordable and delicious daily offers. Of course, there are also takeaways for every taste in the nearby area.

The same building currently has 68.3m2, 76.5m2, 46m2 and 455m2 of office space available.

Please contact us to view!

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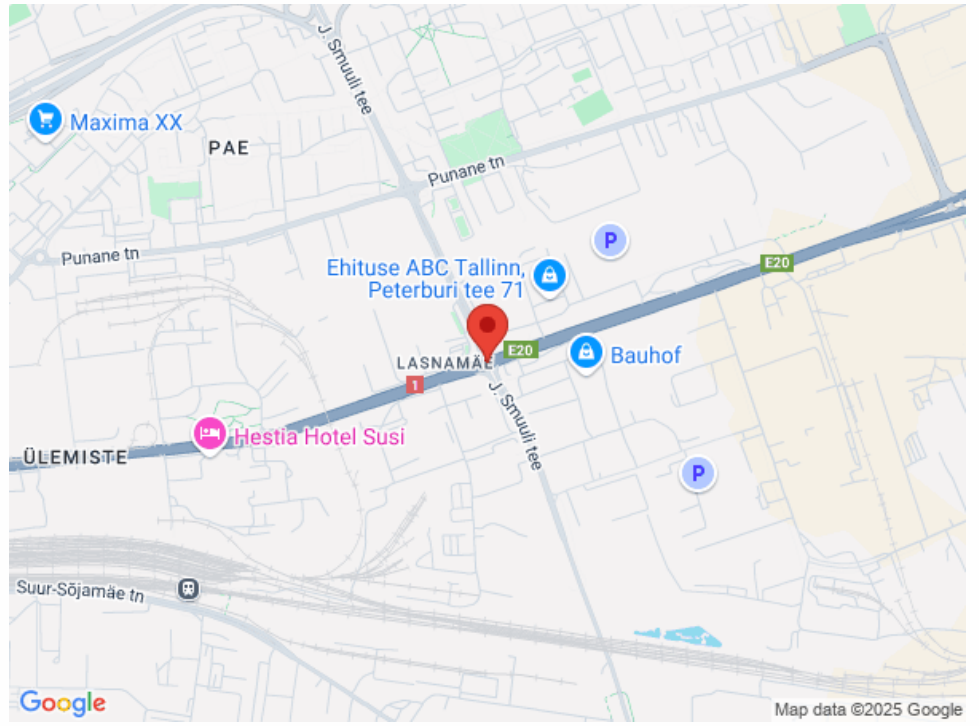
We offer brokerage services, valuation and real estate advisory services in both the private and commercial sectors.

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







KINNISVARA EKSPERT

Sinu kinnisvara-partner



30 aastat KINNISVARA EKSPERT

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**Usalda oma kinnisvaratehing meie hoolde**