



Rent bureau TÄHESAJU TEE 11



Harju maakond, Tallinn, Lasnamäe linnaosa

REPRESENTATIVE 88,1 m² OFFICE PREMISES IN TÄHESAJU CITY!



ARGO VÕRK

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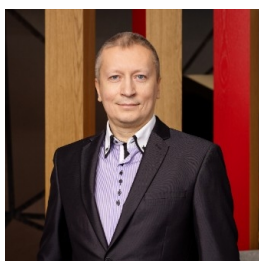
3
rooms

2/2
floor

88.1 m²
total area

617 € + km
7.00 € / m²

ID	151082
Ruume	3
Total area	88.1 m ²
Form of ownership	immovable
Condition	new building
Year of construction	2021
Floor	2/2
Cadastral register number:	<u>78401:101:3634</u>
Price range	617 € +km
Price per m2	7.00 €
Ettemaks	6 113 €



ARGO VÕRK

Broker, commercial property
 Real estate broker reg. no.: KMR 98260
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Additional data

alarm, air conditioner, electricity, elevator, internet, kitchen, meeting room, water, kitchen furniture, video cameras, open kitchen, central water, city transport, shop window, central heating

Additional information

ENERGY EFFICIENT A- CLASS ENERGY OFFICE PREMISES FOR RENT IN STAR WARS CITY!

SPECIAL PRICE VALID FOR 12 MONTHS!

COMMERCIAL PREMISES

The commercial premises are located on the second floor of the building and have a total area of 88.1 m². The commercial premises consist of an open office area, two meeting rooms/cabinets, an open kitchen, a cloakroom and a toilet.

Room-based central heating, cooling and ventilation control.

VAT and ancillary costs are added to the rental price (in summer approx. 1.37€/m²+km, in winter approx. 3.4€/m²+km). The price already includes electricity and water costs based on the current tenant.

PARKING

There is a large parking lot in front of the building, where tenants have free parking and guests have 3 hours of free parking.

LOCATION

Tähesaju City is already a well-established business district in the Lasnamäe district, where a large number of commercial and business companies operate. The area is also supported by local sports centers, such as Tondiraba Jäähall, 24/7 Fitness, etc.

In addition, Bauhaus, Motonet, Ramirent, Motorcenter, Magaziin, Prisma, Selver and Lidl supermarkets are already located in the area. There are also Home4You, Elke Auto and Hortese gardening centers. The Tähesaju area is 7 km from the city center and has good public transport connections (buses no. 51, 7, 13, 31, 49, 54, 58, 67, 68).

The Tähesaju City concept combines modern space solutions for commercial, office and warehouse spaces.

NB! Possibility to rent office premises also in the adjacent Tähesaju 9 building with sizes of 101.6m², 76.3m² and 177.9m².

The offer is free of commission for you!

Are you more interested? Please contact us and we will take a look!

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.

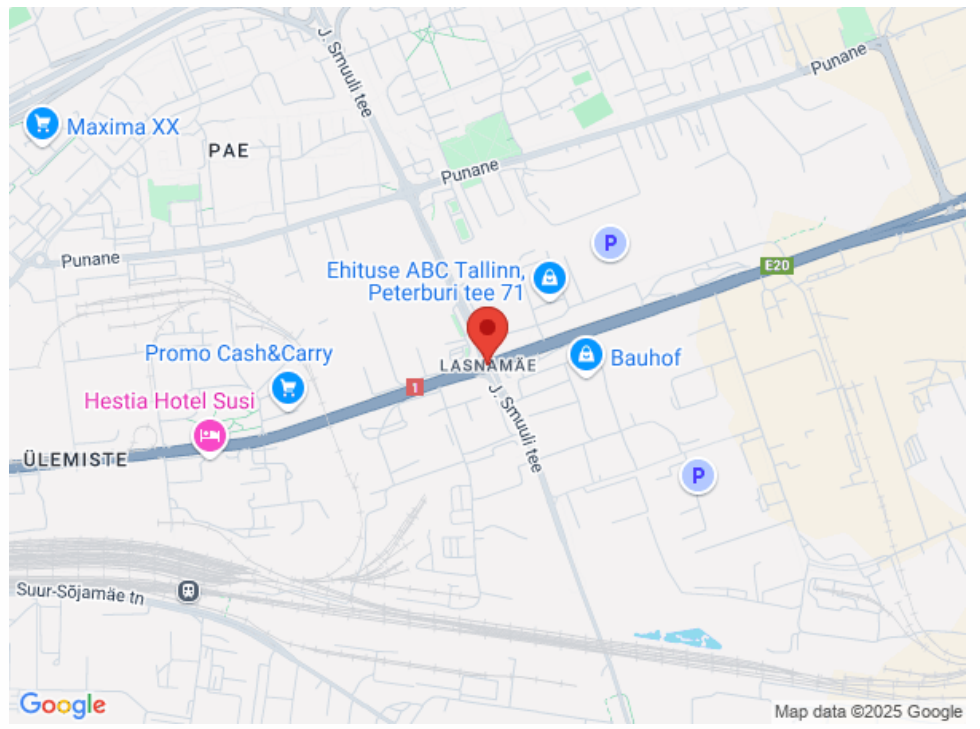
We offer brokerage services, valuation and real estate advisory services in both the private and commercial sectors.

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

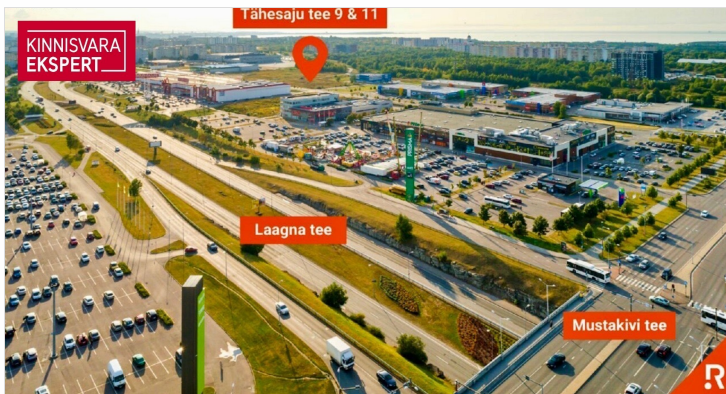
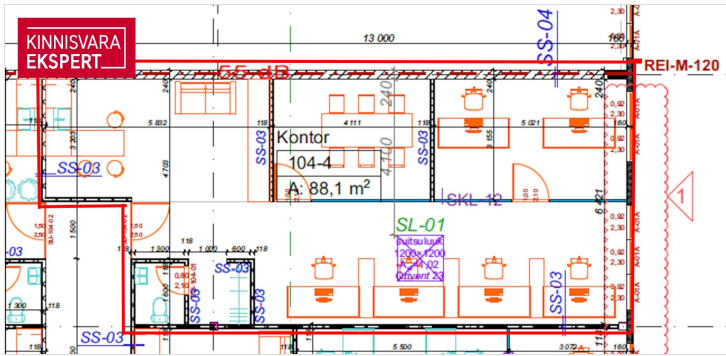
You can find more information at <http://www.kinnisvaraekspert.ee>

Location

📍 Harju maakond, Tallinn, Lasnamäe linnaosa







KINNISVARA EKSPERT

Sinu kinnisvara-partner

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Usalda oma kinnisvaratehing meie hoolde