

## Rent bureau RÄÄGU

 Harju maakond, Tallinn, Kristiine linnaosa

Private office space in Kristiine with a garage!

ARGO VÕRK

☎ +37253433255

☎ +3726264250

✉ argo.vork@kinnisvaraekspert.ee

|       |        |                    |                     |                          |
|-------|--------|--------------------|---------------------|--------------------------|
| 4     | 2.     | 130 m <sup>2</sup> | 1158 m <sup>2</sup> | 1 560 € +km              |
| rooms | floors | total area         | plot                | 12.00 € / m <sup>2</sup> |

|                      |                     |
|----------------------|---------------------|
| ID                   | 142660              |
| Ruume                | 4                   |
| Total area           | 130 m <sup>2</sup>  |
| Plot                 | 1158 m <sup>2</sup> |
| Condition            | completed           |
| Year of construction | 2000                |
| Floors               | 2                   |
| Building material    | stone               |
| Price range          | <b>1 560 € +km</b>  |
| Price per m2         | <b>12.00 €</b>      |

## ARGO VÕRK

maakler, äripinnad, lepinguline partner

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## Additional data

air conditioner, electricity, internet, water, kitchen furniture, separate rooms, closed courtyard, separate entrance, central water, fenced territory, city transport

## Additional information

Rare offer - 17.4 m2 office space with a garage in Lilleküla, Kristiine, Räägu street!

We offer private office space with a total area of 130m2 (including a garage) for long-term rent. The premises will be available on 01.06.2023. The property is surrounded by a fence, which ensures additional security, and it is always possible to organize a private customer event in the large courtyard if such a desire arises in the future, by prior agreement with the owner.

The alarm system has been installed and the new tenant only needs to sign a contract with G4S.

It is a logistically excellent location at the intersection of Räägu and Mooni streets in the residential area between Mustamäe tee and Sõpruse puistee.

There is a hallway on the first floor and a spiral staircase leads to the office space on the second floor. From the entrance hall there is also direct access to a heated garage with an area of 17.4 m2, which, depending on the company's needs, can also be used as a storage room for products, etc. (replaces the need to rent a mini warehouse).

The second floor has a total area of 80.7m2, where there is an open office space of 26.2m2, two separate offices of 17m2 and 18.8m2, a wardrobe of 3.2m2, a 7m2 room where a kitchenette can be built (currently used as an archive) and a toilet. From the second floor, there are beautiful views of the peaceful residential area.

One parking space for the tenant is inside the security fence.

### OF THE BUILDING

First use of the building in 2000.

A pleasant stress-free work environment and happy employees are the basis of success - this office space creates ideal opportunities for this!

### WHY IS AN OFFICE SPACE IN THE STREET SUITABLE FOR YOUR BUSINESS?

- Logistically excellent location, but at the same time private and safe surroundings in the inner district in the neighborhood of private houses and apartment buildings.
- Effective and flexible plans - based on the needs of the future tenant, the purpose of use of the premises can be replanned.
- From the second floor there are views of the peaceful Lilleküla settlement

Additional information: Utility costs are added to the rental price (electricity and water based on meters and heating proportional to the surface use in the building). The building has its own gas boiler house. When signing the rental agreement, a deposit equal to 2 months' rent, an advance payment equal to 1 month's rent and a brokerage fee equal to 1 month's rent must be paid.

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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

📍Harju maakond, Tallinn, Kristiine linnaosa

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