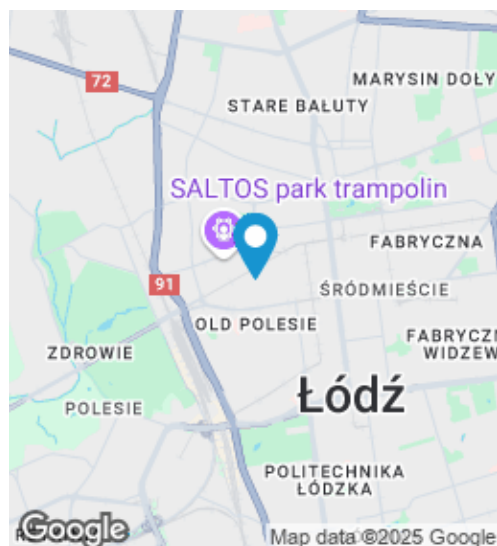


# Business House Building B

Żeligowskiego 8/10, Łódź



## Location

The building is situated at Żeligowskiego Street, in the eastern part of Polesie district, in the vicinity of the city center and town's bars, restaurants and galleries. Additional benefits of location include numerous hotels in the neighborhood and convenient access to municipal transport - 19 lines. The Łódź Władysław Reymont Airport is situated approx. 15 minutes drive from the building, 30 minutes to A1 and A2 highways.

## Description

Business House Building B is a part of a complex of industrial buildings, transformed in 2008 into the office objects class B+. Building B offers approx. 2 865m<sup>2</sup> of leasable office space, approx. 350 m<sup>2</sup> retail space, located on 2 storeys. Complex provides also 230 above-ground parking spaces for tenants' use. It is equipped with all the technical solutions and amenities that are a standard for this class of buildings.

## Fit out

Air conditioning, Raised floors, Sprinklers, Smoke detectors, Operable windows

## BUILDING INFORMATION

Building status	Existing
Building class	B+
Completion year	2009
Office gross space	2 865 m <sup>2</sup>
Office net space	2 500 m <sup>2</sup>
Average floor size	1 150 m <sup>2</sup>
Add-on factor	4.5%
Above ground floors	2
Surface parking lots	230
Parking ratio	70

## LEASE TERMS

Available space	After log in
Minimum rentable space	360 m <sup>2</sup>
Asking rent	After log in
Service charges	After log in
Surface parking rent	After log in
Minimum lease term	3 years

These property particulars are only of information character and do not constitute offer to conclude any agreement within the meaning of provisions of Polish Civil Code (Journal of Laws from 1964, no. 16, item 93 as amended).