

# Chmielna 25

ul. Chmielna 25, City Center, Warsaw



### Location

The building is located at 25 Chmielna Street in the Warsaw district Śródmieście. Main railway station of the city (PKP Warszawa Centralna) can be easily reached by car within 5 minutes. The International Chopin Airport is situated approx. 30-minutes-drive from the building.

### Description

Chmielna 25 is a 9-storey office building, which offers approx. 4,400 m<sup>2</sup> of leasing space for tenant's use. The object provides about 25 underground parking spaces. Typical floor plate is approx. 800 m<sup>2</sup>. The building has obtained the BREEAM certificate with Very Good subtype.

### Fit out

Air conditioning, Raised floors, Suspended ceilings, Smoke detectors, Fiber optics, BMS

### BUILDING INFORMATION

Building status	Existing
Building class	A
Completion year	2013
Green certificate	BREEAM
Total space	6 263 m <sup>2</sup>
Office gross space	4 342 m <sup>2</sup>
Average floor size	800 m <sup>2</sup>
Add-on factor	9.05%
Above ground floors	7
Underground floors	2
Garage parking lots	25
Parking ratio	60

### LEASE TERMS

Available space	After log in
Minimum rentable space	363 m <sup>2</sup>
Asking rent	After log in
Service charges	After log in
Garage 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).



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