

# Dworcowa 71

Dworcowa 71, Bydgoszcz



### Location

The Dworcowa 71 office building is located on one of Bydgoszcz's main streets in the central district of Srodmiescie. The building is about a 5-minute drive from the main railroad station in the city (PKP Bydgoszcz Główna). Bydgoszcz International Airport is a 15 minute drive from the property.

### Description

Dworcowa 71 is a 6-storey office building offering approx. 2,000 sqm of rentable space. The building provides access to approximately 24 above-ground parking spaces and direct access to public transportation. The area of a typical floor is about 300 m2. The building is equipped with all technical solutions and facilities envisaged for this class of buildings.

### Fit out

Air conditioning, Suspended ceilings, Smoke detectors, Fiber optics, Operable windows

### BUILDING INFORMATION

Building status	Existing
Building class	B
Completion year	1950
Total space	1 950 m <sup>2</sup>
Office gross space	1 800 m <sup>2</sup>
Office net space	1 650 m <sup>2</sup>
Average floor size	285 m <sup>2</sup>
Above ground floors	6
Underground floors	1
Surface parking lots	24

### LEASE TERMS

Asking rent	After log in
Service charges	After log in
Surface parking rent	After log in

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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