Legnicka 52

ul. Legnicka 52, Wroclaw





Location

The building is situated at the Legnicka Street, one of the main communication arteries in Wroclaw; about 10 minutes walk from the Old Town. The location enables an easy access to other parts of the city by both public and private transport. Another advantage of the location is Magnolia Park shopping center situated in close vicinity of the property. The Copernicus Airport Wroclaw is located approx. 15 minutes drive from the object.

Description

Legnicka 52 is modern building offering approx. 1 300 m2 of office space to let. Typical floor plate is about 190 m2. The object provides 54 parking spots for tenants' use. The interiors of the building are designed to create spacious and convenient premises providing maximum area and comfort of office staff.

Fit out

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

BUILDING INFORMATION

Building status	Existing
Building class	В
Completion year	2012
Total space	1 620 m ²
Office gross space	1 360 m ²
Office net space	1 300 m ²
Average floor size	190 m ²
Above ground floors	7
Underground floors	1
Surface parking lots	49
Garage parking lots	5
Parking ratio	30

LEASE TERMS

Available space	After log in
Minimum rentable space	20 m ²
Asking rent	After log in
Service charges	After log in
Parking rent	After log in
Surface parking rent	After log in
Minimum lease term	1 year

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



