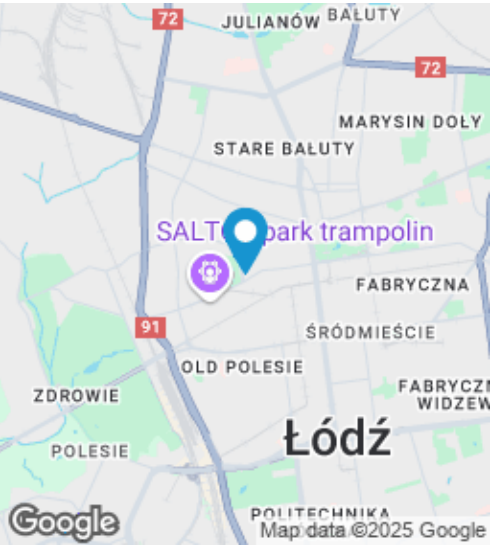


Magazyn Bawełny

Jana Karskiego 5a, Lodz



Location

The building is located in the very center of Łódź, at the intersection of the Ogródowa and the Karskiego streets, in the immediate vicinity of the shopping center - Manufaktura. Getting to the railway station PKP Łódź Fabryczna will take less than 10 minutes, and the route to Łódź Airport should take about 20 minutes.

Description

Cotton Warehouse is a 6-story building with a total area of 11,860 sqm. The building is under the supervision of the Historic Preservation Officer. A parking lot of the nearby Manufaktura is available to the tenants.

Fit out

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



BUILDING INFORMATION

Building status	Under construction
Building class	A
Completion year	2027
Green certificate	BREEAM
Total space	11 860 m ²
Office gross space	8 560 m ²
Office net space	8 046 m ²
Average floor size	2 100 m ²
Add-on factor	6%
Above ground floors	6
Surface parking lots	135

LEASE TERMS

Available space	After log in
Asking rent	After log in
Service charges	After log in
Surface parking rent	After log in
Minimum lease term	5 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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