# Neptun House

ul. Długa 57, Gdansk, Tricity





## Location

Neptun House will be situated in the heart of the city centre of Gdańsk, at Długa Street, close to the intersection of main communication arteries: Okopowa and Podwale Przedmiejskie Streets. The property will be located within walking distance from the government buildings, exclusive hotels, restaurants and shops. The building will benefit from a very good access to the public transport facilities. The Gdansk Lech Walesa Airport can be easily reached by car in 20 minutes.

## Description

Neptun House is a project of a 6-storey building, offering approx. 4 300 m2 of rentable office space class A. Typical floor plate will be 1 545 m2. The object will provide also about 50 underground parking spaces for tenants' use. Neptun House will be equipped with all the technical solutions and amenities that are standard for this class of buildings. Efficient open plan accommodation and high standard of finishes will provide an excellent working environment.

# Fit out

Air conditioning, Raised floors, Suspended ceilings, Operable windows, BMS

# **BUILDING INFORMATION**

| Building status     | Planned              |
|---------------------|----------------------|
| Building class      | А                    |
| Completion year     | 2014                 |
| Total space         | 7 505 m <sup>2</sup> |
| Office gross space  | 4 302 m <sup>2</sup> |
| Average floor size  | 2 m <sup>2</sup>     |
| Add-on factor       | 3%                   |
| Above ground floors | 6                    |
| Underground floors  | 1                    |
| Garage parking lots | 50                   |
| Parking ratio       | 1/86                 |
|                     |                      |

### LEASE TERMS

| Available space        | After log in       |
|------------------------|--------------------|
| Minimum rentable space | 250 m <sup>2</sup> |
| Asking rent            | After log in       |
| Service charges        | After log in       |
| Garage 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 mes of provisions of Polish Civil Code (Journal of Laws from 1964, no. 16, item 93 as amended).



