

# Riverside Park B

ul. Fabryczna 5, City Center, Warsaw



### Location

Riverside Park is located at 5 Fabryczna Street in the Warsaw district Śródmieście. Main railway station of the city (PKP Warszawa Centralna) can be easily reached by car within 15 minutes. The International Chopin Airport is situated approx. 25-minutes-drive from the building.

### Description

Riverside Park B is a 7-storey office building offering over 6 239 m2 rentable space to let. The object provides 95 underground parking places. Typical floor plate is approx. 1 000 m2. The building is equipped among others with: operable windows, suspended ceilings, smoke detectors and 24 hour security.

### Fit out

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

### BUILDING INFORMATION

Building status	Existing
Building class	A
Completion year	2005
Green certificate	BREEAM
Office gross space	6 239 m <sup>2</sup>
Average floor size	1 050 m <sup>2</sup>
Add-on factor	4.57%
Above ground floors	6
Underground floors	1
Garage parking lots	95
Parking ratio	131

### LEASE TERMS

Available space	After log in
Minimum rentable space	180 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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