

# Szewska Centrum

ul. Szewska 3a, Wrocław



## Location

The building is located in the center of Wrocław, only 500m from the Market Square. Convenient public transport links as well as the proximity of numerous transport routes guarantees a fast commute to every part of the city: 25 minutes to the Copernicus Airport Wrocław and 5 minutes to the Central Railway Station. The town centre is the vibrant heart of the city and offers a plentitude of culture, entertainment and nightlife.

## Description

Szewska Centrum is a 6-storey office/retail building, offering approx. 2 000 m<sup>2</sup> of A class office space to let. The object provides also 343 parking spaces for tenants' use. Szewska Centrum is equipped among others with: smoke detectors, air conditioning, 24H security and telecom provider choice.

## Fit out

Air conditioning, Suspended ceilings, Smoke detectors, Fiber optics

## BUILDING INFORMATION

Building status	Existing
Completion year	1999
Total space	18 500 m <sup>2</sup>
Office gross space	2 000 m <sup>2</sup>
Office net space	1 500 m <sup>2</sup>
Average floor size	3 000 m <sup>2</sup>
Add-on factor	15%
Above ground floors	6
Underground floors	1
Surface parking lots	343

## LEASE TERMS

Available space	After log in
Minimum rentable space	30 m <sup>2</sup>
Asking rent	After log in
Service charges	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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