

Textorial Park A

Fabryczna 17, Lodz



Location

Textorial Park is situated at the very heart of Łódź, at Fabryczna Street, within an area that is recognized locally and internationally as one of the most attractive and charming parts of the city. Due to the close vicinity of both Piłsudskiego and Kilińskiego Streets it can be accessed easily and quickly by both private and public transportation. The Łódź Władysław Reymont Airport is situated approx. 15 minutes drive from the building.

Description

Textorial Park is a complex of three, class A office buildings offering in total 11 600 m² of rentable area. Building A is offering approx. 3 600 m² of office space to let, spread on 2-storays. Typical floor plate is about 1 900 m². The building is equipped with: air conditioning, 24 hour security and smoke detectors among others. The project also provides about 160 under- and 80 - above the ground parking spaces for tenants` use.

Fit out

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

BUILDING INFORMATION

Building status	Existing
Building class	A
Completion year	2009
Green certificate	BREEAM
Total space	4 995 m ²
Office gross space	4 395 m ²
Office net space	4 395 m ²
Average floor size	1 700 m ²
Add-on factor	6%
Above ground floors	2
Surface parking lots	79
Garage parking lots	161
Parking ratio	70

LEASE TERMS

Available space	After log in
Minimum rentable space	150 m ²
Asking rent	After log in
Service charges	After log in
Surface parking rent	After log in
Garage parking rent	After log in
Minimum lease term	3 years



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