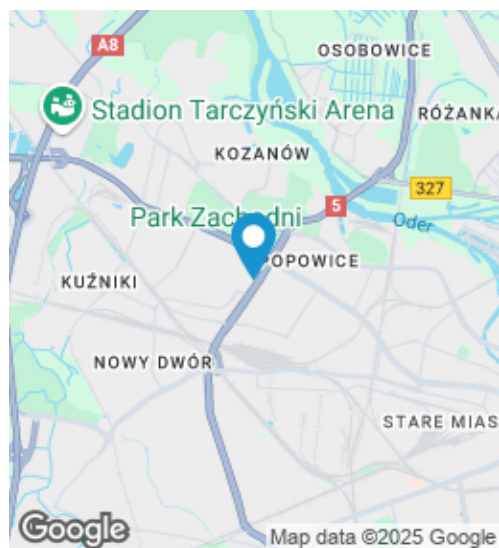


West 4 Business HUB - faza 1

Na Ostatnim Groszu 3, Wrocław



Location

West 4 Business HUB - faza 1 will be situated at Horbaczewskiego Street in western district of Wrocław. The location will enable an easy access to other parts of the city, by both public and private transport. Main railway station of the city (PKP Wrocław Główny) can be easily reached by car within 15 minutes. The International Mikołaj Kopernik Airport is situated approx. 35-minutes-drive from the building.

Description

West 4 Business Hub is an office complex offering approximately 80,000 sq m of rentable space. The first phase, which will be completed by the end of 2020, will offer 15,500 sq m. All buildings will be equipped with all the technical solutions and amenities provided for this class of buildings.

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	2020
Green certificate	BREEAM
Total space	15 611 m ²
Office gross space	15 611 m ²
Office net space	14 420 m ²
Average floor size	3 500 m ²
Add-on factor	5.4%
Above ground floors	4
Surface parking lots	73
Garage parking lots	162
Parking ratio	69

LEASE TERMS

Available space	After log in
Minimum rentable space	442 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	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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