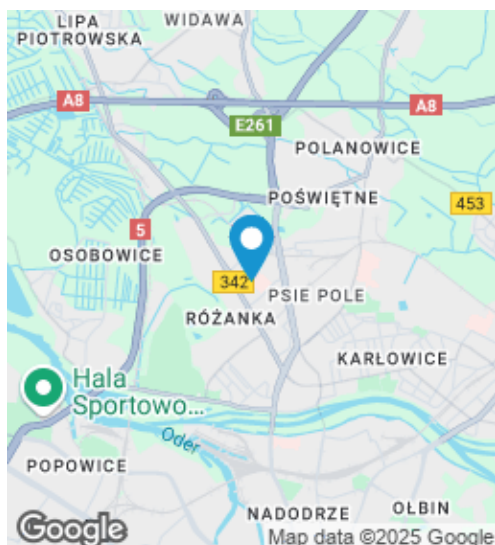


# Wrocławski Park Biznesu II Building

## B4

ul. Wołowska 8-10, Wrocław



### Location

Wrocławski Park Biznesu II is situated in Psie Pole district, at Wołowska Street, in close proximity to the newly-created city centre ring road and Żmigrodzka Street - one of the main communication arteries in this part of the city. The location enables an easy access to other parts of the city by both public and private transport. The object is situated about 20 minutes drive away from the Copernicus Airport Wrocław.

### Description

Wrocławski Park Biznesu II is a complex of four objects class A, of which building B4 will offer approx. 10 500 m<sup>2</sup> of leasable office space. Typical floor plate is about 800 m<sup>2</sup>. The object is equipped with smoke detectors, operable windows, 24 hour security and air conditioning system among others. The whole complex provides 1 015 outdoor parking places for tenants' use. The interiors of the building are designed to create spacious and convenient premises providing maximum area and comfort of office staff.

### Fit out

Air conditioning, Suspended ceilings, Smoke detectors, Fiber optics, Operable windows

### BUILDING INFORMATION

Building status	Existing
Completion year	2014
Total space	10 830 m <sup>2</sup>
Office gross space	10 500 m <sup>2</sup>
Average floor size	800 m <sup>2</sup>
Add-on factor	5%
Above ground floors	3
Surface parking lots	1015
Parking ratio	40

### LEASE TERMS

Available space	After log in
Minimum rentable space	85 m <sup>2</sup>
Asking rent	After log in
Service charges	After log in
Surface parking rent	After log in
Minimum lease term	1 year

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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