



# Silkeborgvej 102, 7400 Herning

2.099 m<sup>2</sup> shop for rent







### **Central location**

Located right next to the herningCentret and several boxshops



### **Good visibility**

Located right next to Silkeborgvej and the herningCentret



### **Parking spaces**

On both sides of the building, for you and your guests



### **Close to the highway**

Less than one kilometer to Herning Motorvejen and Midtjyske Motorway



# Good visibility

At Silkeborgvej 102 in Herning, you will find this shop with exceptionally good visibility.

The lease has both a spacious store room on the ground floor, as well as storage space in the basement for storing inventory.

With a facade facing the busy Silkeborgvej, just opposite the herringCentret, many citizens pass every day. This makes it an extremely attractive location.

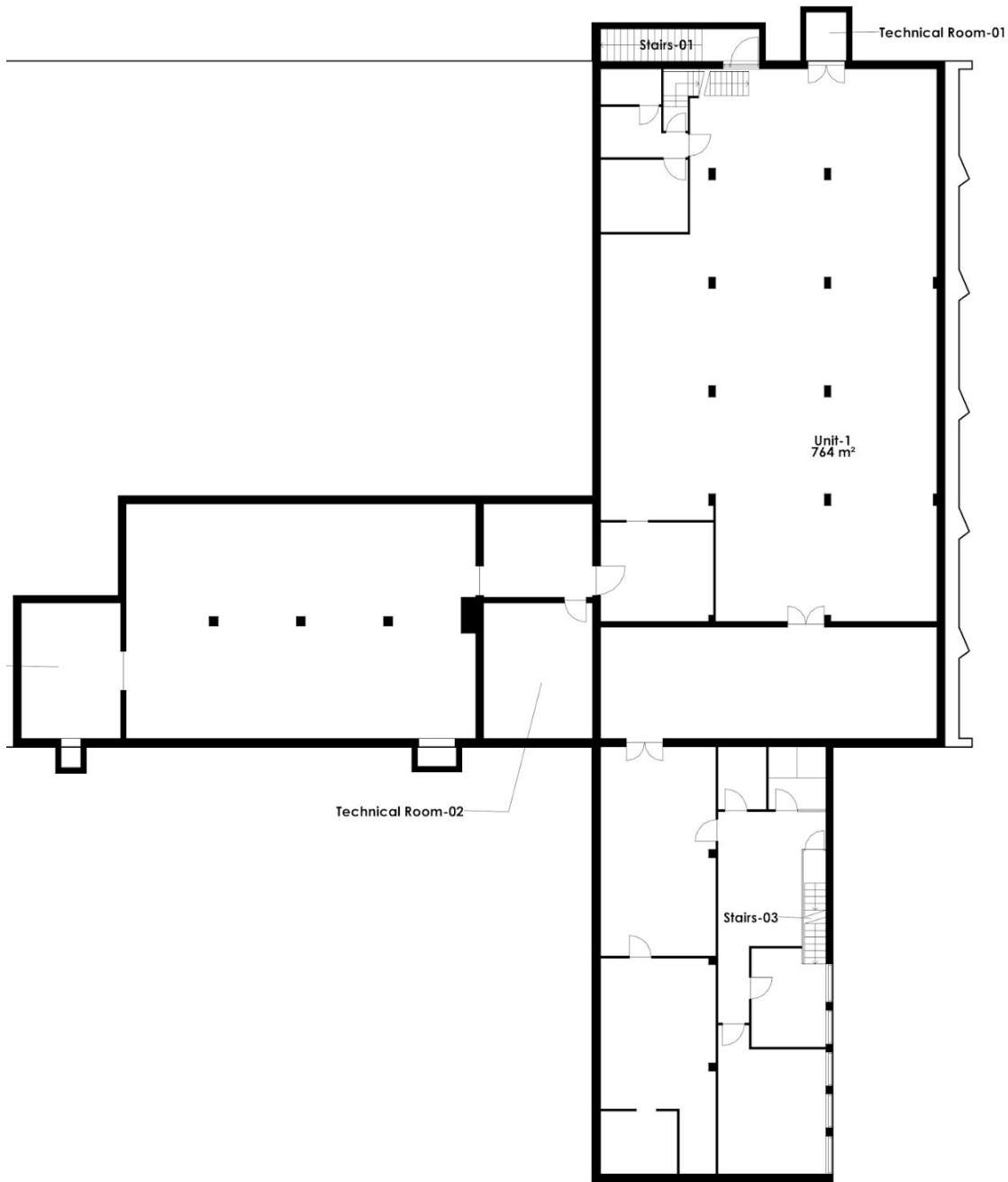
The neighbors count several box stores, among others. HTH, Thansen, Skousen, Jem & Fix, Toys'R'Us and My Home Møbler.

Located right at the entrance to both Herningmotorvejen and Midtjyske Motorvej, it is easy to get here by car. There are also parking spaces available on both sides of the building.

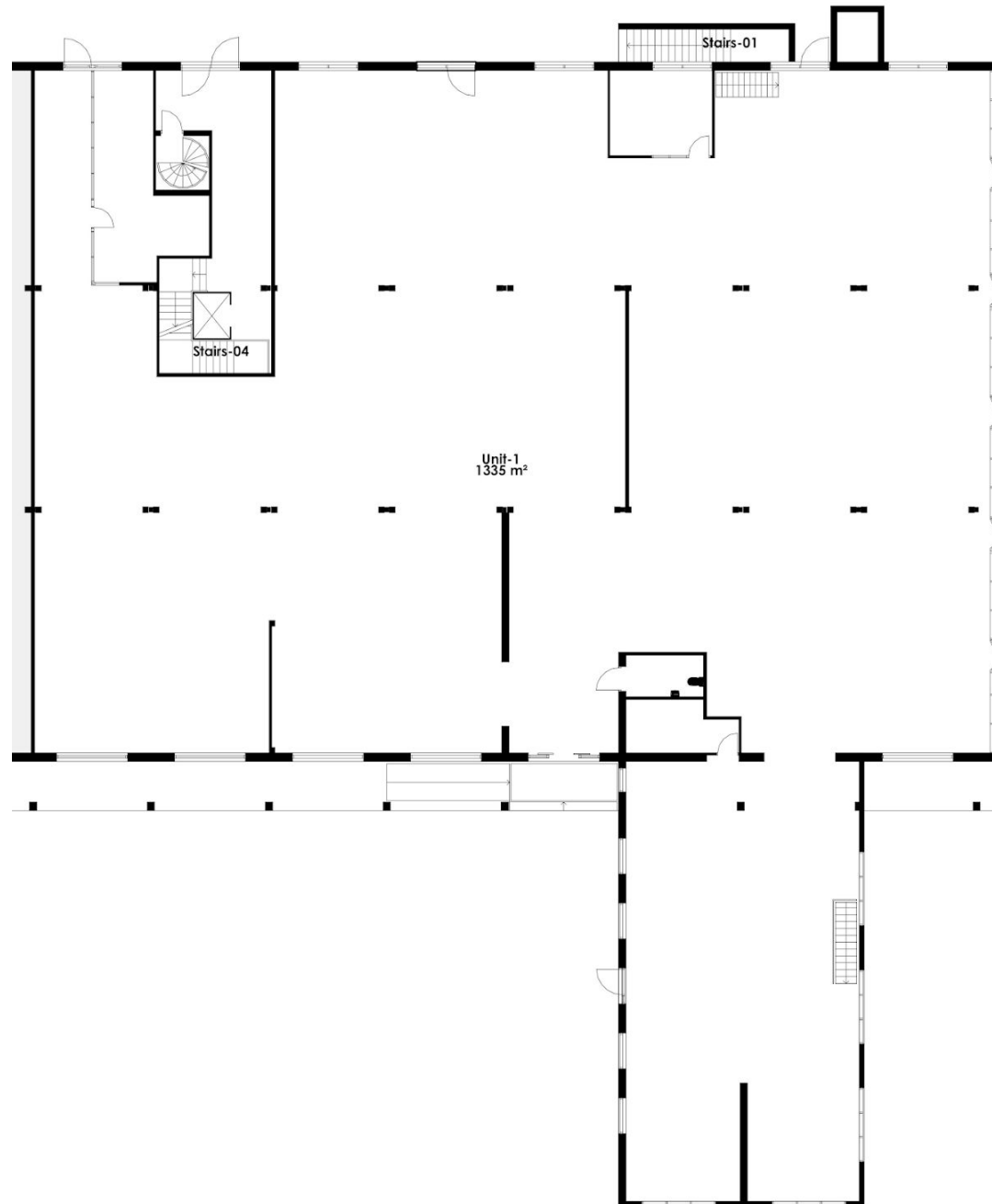
**Welcome to Silkeborgvej 102**



# Building layout - Basement



# Building layout - Ground floor









# Rental Terms



Size	2,099 m <sup>2</sup>
Lease start	After aftale

Yearly rent/m <sup>2</sup>	DKK 822.4
Yearly rent	DKK 1,726,218

A conto operating expense/m <sup>2</sup>	DKK 83
A conto heating expense/m <sup>2</sup>	DKK 62
Total yearly rent	DKK 2,030,573

Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Tenure	2 years

# Contact

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Spark Retail is part of the real estate investment company Park Street.