



Stagehøjvej 22, Silkeborg

2,935 m² storage or showroom for rent





Highway

Tæt ved Silkeborg-motorvejen



Unique premises

The lease includes a large warehouse and an office



Parking

Parking spaces right by the property for you and your guests



Close to the train station

Nearby bus stops with connection to Silkeborg

Warehouse or showroom

The property is located in an area called the "Business Corridor", from which there is a short distance to the Silkeborg Motorway accesses towards Herning and Aarhus.

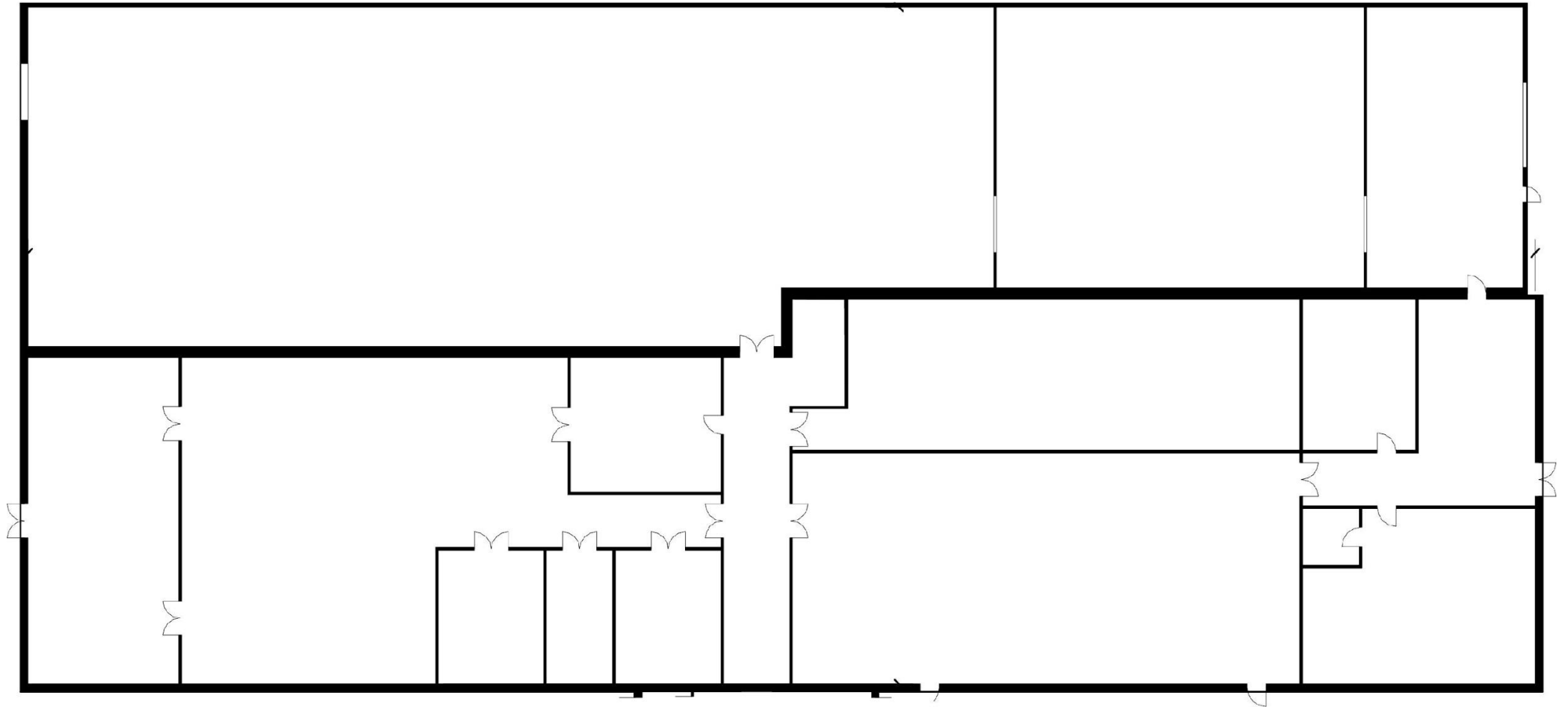
Around the property are several boxshops such as HTH Køkkener, Drømmeland, Møbelhuset etc.

The property consists of 2 adjoining building parts, one of which consists of a large warehouse.

It is possible to rebuild the storage part for other uses, e.g. Car exhibition with workshop, warehouse hotel or showroom combined with office.

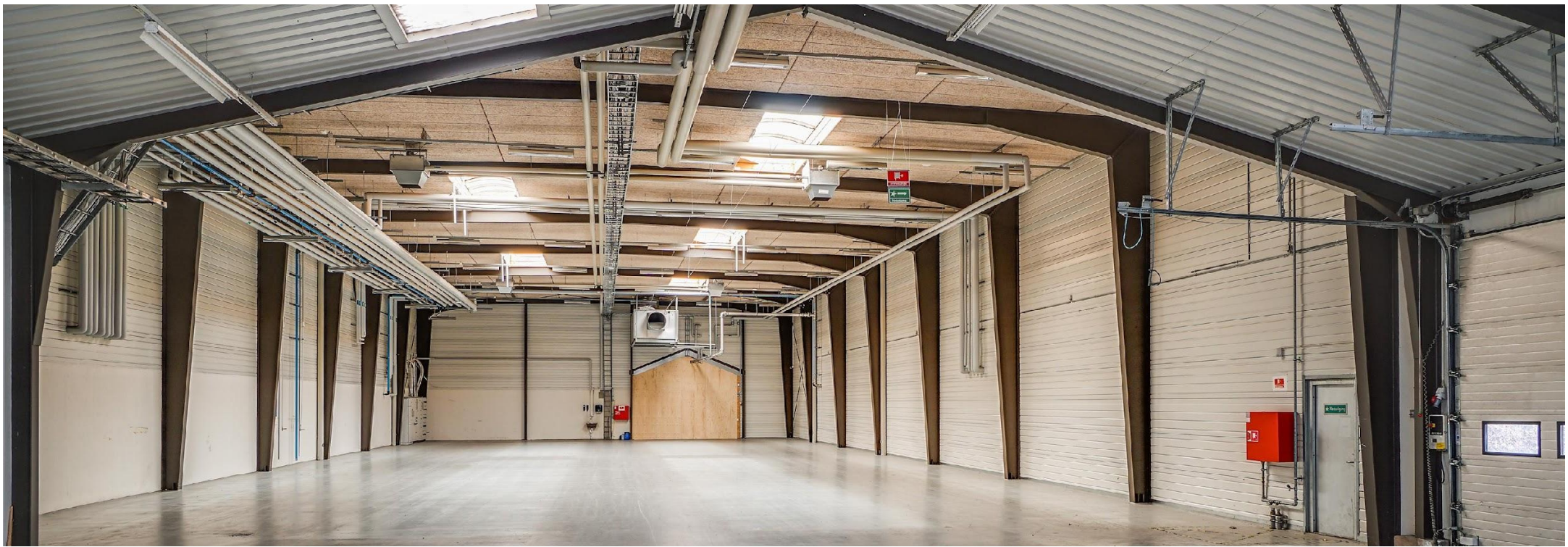


Building layout - Ground floor



Location







Rental terms

Size	2,935 m ²
Energy label	C
Lease start	Flexible
Yearly rent/m ²	DKK 400
Yearly rent	DKK 1,174,000
A conto operating expense/m ²	DKK 63.93
A conto heating expense/m ²	DKK 49.17
Total yearly rent	DKK 1,505,948
Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Termination	6 months
Tenure	2 years



Contact

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