



# Nørregade 13-19, Ringsted

11,280 m<sup>2</sup> shop for rent





### In the center of the city

Central address in the middle of the city Nørregade 13-19, 4100 Ringsted C



### Main street & outlet

The building is centrally located and is easily accessible from the main street and the outlet



### Parking

There are 250 parking spaces attached to the center with free parking for 3 hours



### Public transport

With its central location, Stakladen is easy to reach by public transport



# Shop / Showroom

Stakladen is centrally located in Ringsted and today houses tenants such as Fitness World, Kirrpu, Svane Apotek and others.

The center has access both from Nørregade, but also from the parking lot behind the building.

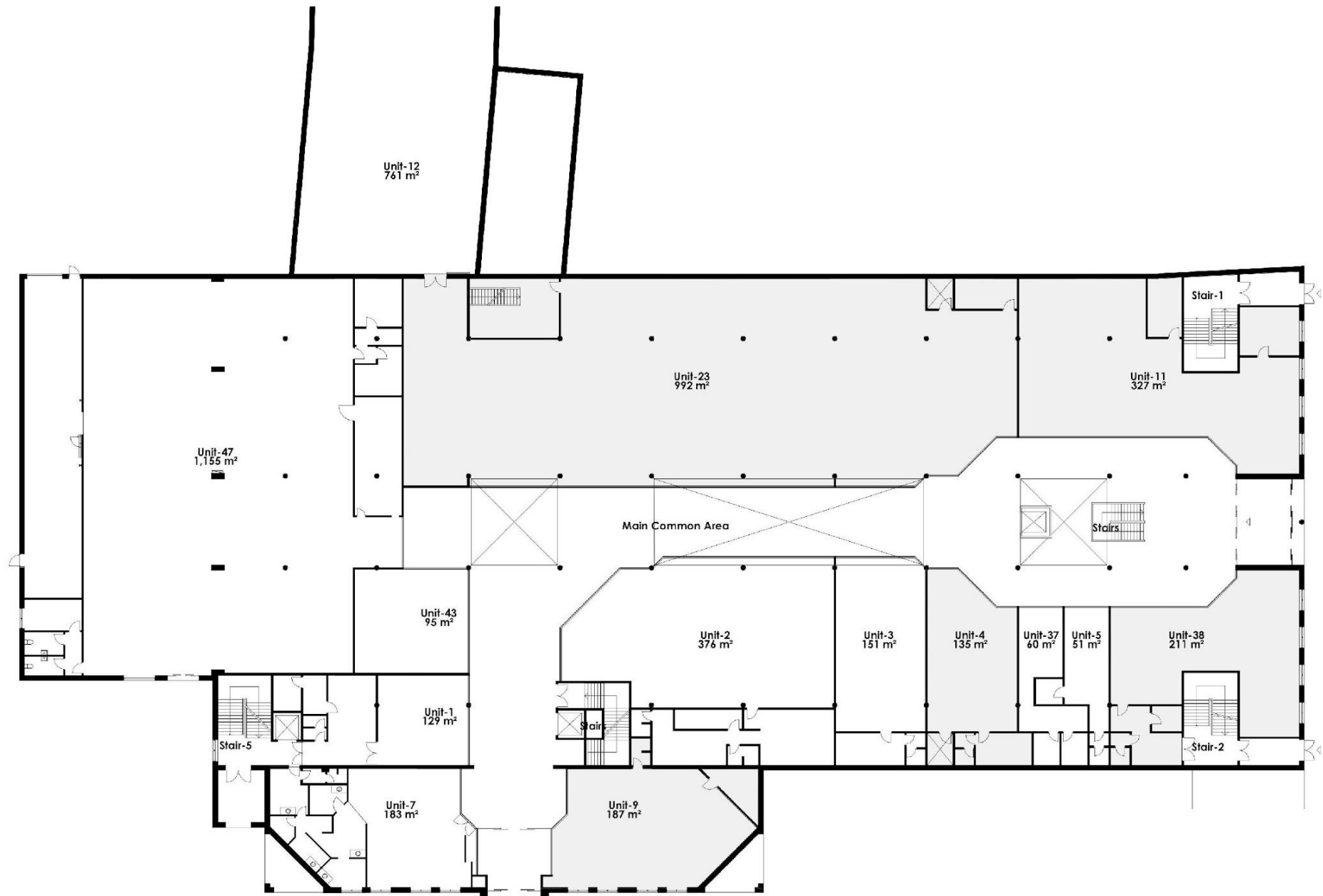
In the center's car park, there is ample opportunity for customers to park by car. Here are 250 parking spaces which have free parking for the first 3 hours.

The center is currently undergoing a development, which provides ample opportunity for good, flexible options to get the right lease.

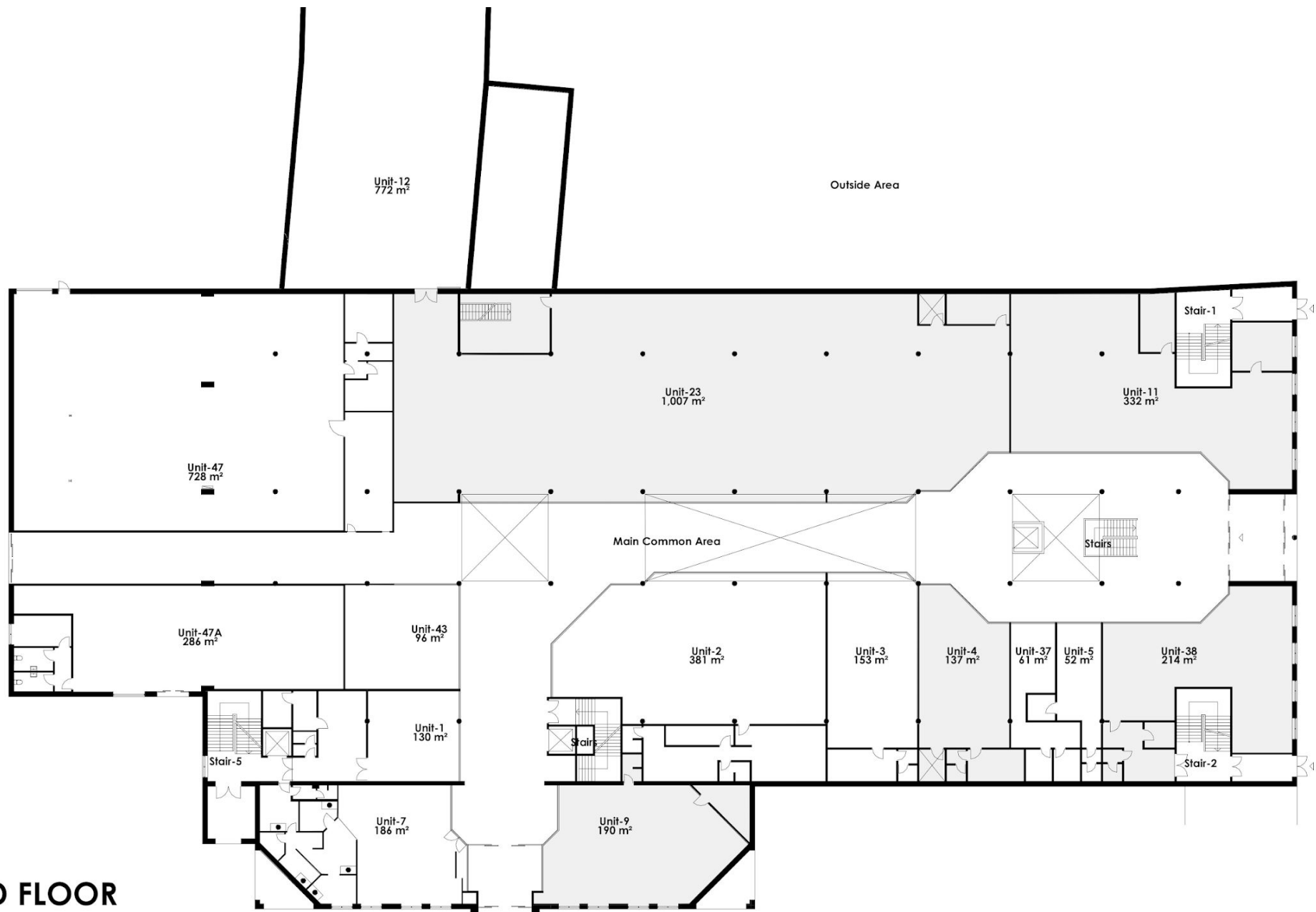
Welcome to the Ringsted Center



# Building layout – Ground floor



# Building layout – Ground floor (alternative)



GROUND FLOOR

# Building layout – Basement



## Unit 23 – 1.461 m²

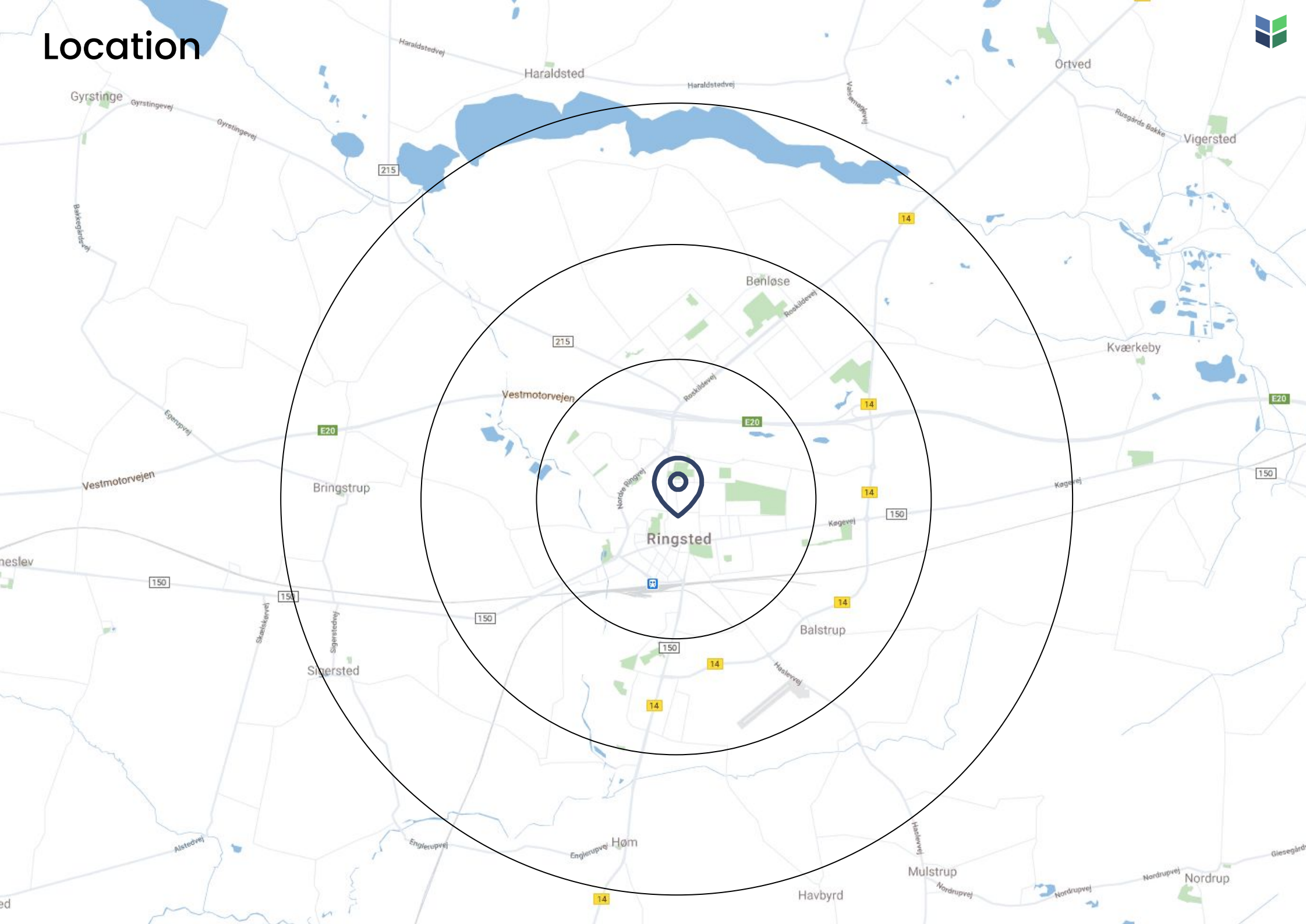
Ud over værelserne i stueetagen har vi et ledigt lokale i kælderen, som tidligere har været brugt til et bowlingcenter.

Der er adgang til rummet fra en trappe i centrets stueetage, hvor der skal laves skilte for at tiltrække kunder.

Rummets fremtidige brug er fleksibel, og der er derfor rig mulighed for at kunne tilpasse sig de individuelle behov.



# Location











# Rental terms - Shop 1

Size	129 m <sup>2</sup>
Energy label	D
Lease start	Flexible

Yearly rent/m <sup>2</sup>	DKK 700
Yearly rent	DKK 90,300

A conto operating expense/m <sup>2</sup>	DKK 200.91
A conto heating expense/m <sup>2</sup>	DKK 68.93
Total yearly rent	DKK 125,109.36

Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Termination	6 months
Tenure	5 years





## Rental terms - Shop 2

Size	376 m <sup>2</sup>
Energy label	D
Lease start	Flexible
Yearly rent/m <sup>2</sup>	DKK 700
Yearly rent	DKK 263,200
A conto operating expense/m <sup>2</sup>	DKK 200.91
A conto heating expense/m <sup>2</sup>	DKK 68.93
Total yearly rent	DKK 364,659.84
Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Termination	6 months
Tenure	5 years







## Rental terms – Shop 3

Size	151 m <sup>2</sup>
Energy label	D
Lease start	Flexible

Yearly rent/m <sup>2</sup>	DKK 700
Yearly rent	DKK 105,700

A conto operating expense/m <sup>2</sup>	DKK 200.91
A conto heating expense/m <sup>2</sup>	DKK 68.93
Total yearly rent	DKK 146,445.84

Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Termination	6 months
Tenure	5 years





## Rental terms - Shop 5



Size	51 m <sup>2</sup>
Energy label	D
Lease start	Flexible

Yearly rent/m <sup>2</sup>	DKK 800
Yearly rent	DKK 40,800

A conto operating expense/m <sup>2</sup>	DKK 200.91
A conto heating expense/m <sup>2</sup>	DKK 68.93
Total yearly rent	DKK 54,561.84

Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Termination	6 months
Tenure	5 years





## Rental terms - Shop 7

Size	183 m <sup>2</sup>
Energy label	D
Lease start	Flexible
Yearly rent/m <sup>2</sup>	DKK 700
Yearly rent	DKK 128,100
A conto operating expense/m <sup>2</sup>	DKK 200.91
A conto heating expense/m <sup>2</sup>	DKK 68.93
Total yearly rent	DKK 177,480.72
Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Termination	6 months
Tenure	5 years





# Rental terms – Shop 37



Size	61 m <sup>2</sup>
Energy label	D
Lease start	Flexible
Yearly rent/m <sup>2</sup>	DKK 700
Yearly rent	DKK 42,700
A conto operating expense/m <sup>2</sup>	DKK 200.91
A conto heating expense/m <sup>2</sup>	DKK 68.93
Total yearly rent	DKK 59,160.24
Payment	Quarterly
Depositem	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Termination	6 months
Tenure	5 years





## Rental terms – Shop 43



Size	96 m <sup>2</sup>
Energy label	D
Lease start	Flexible
Yearly rent/m <sup>2</sup>	DKK 800
Yearly rent	DKK 48,000
A conto operating expense/m <sup>2</sup>	DKK 200.91
A conto heating expense/m <sup>2</sup>	DKK 68.93
Total yearly rent	DKK 64,190.40
Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Termination	6 months
Tenure	5 years



## Rental terms - Shop 47

Size	1,155 m <sup>2</sup>
Energy label	D
Lease start	Flexible

Yearly rent/m <sup>2</sup>	DKK 1,500
Yearly rent	DKK 1,732,500

A conto operating expense/m <sup>2</sup>	DKK 200.91
A conto heating expense/m <sup>2</sup>	DKK 68.93
Total yearly rent	DKK 2,044,165

Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Termination	6 months
Tenure	5 years





# Contact

(+45) 33 33 93 03  
[marketing@sparkretail.dk](mailto:marketing@sparkretail.dk)



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