



# Jernbanegade 33-35, Kolding

177-325 m<sup>2</sup> office and 21-122 m<sup>2</sup> storage for rent





### **In the center of the city**

A central location in the middle of the city



### **Versatile premises**

Good opportunity for e.g. showroom in the middle of the city



### **Close to the train station**

Close to the station and within walking distance to the pedestrian zone and harbor

# Office / Showroom

The tenancies are centrally located in Kolding close to the station and within walking distance to the pedestrian street and the harbor.

The office on the ground floor has its own entrance via the gate and is thus located in the courtyard. There is a room in this lease skylights.

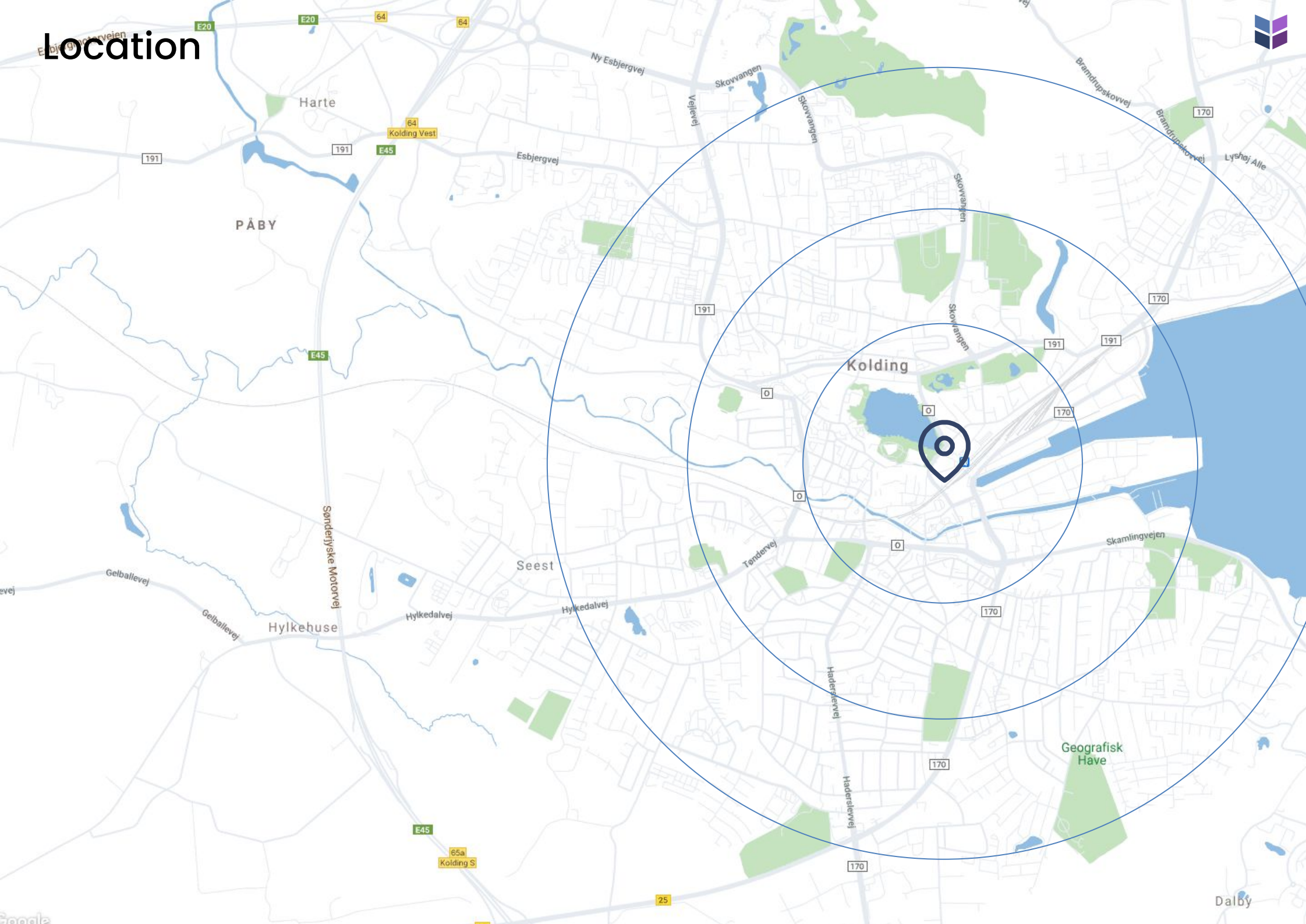
The lease will be particularly suitable for a showroom with its central location.

The office on the 1st floor is bright and decorated with glass walls between it. In addition, there is an attached kitchen and toilet.

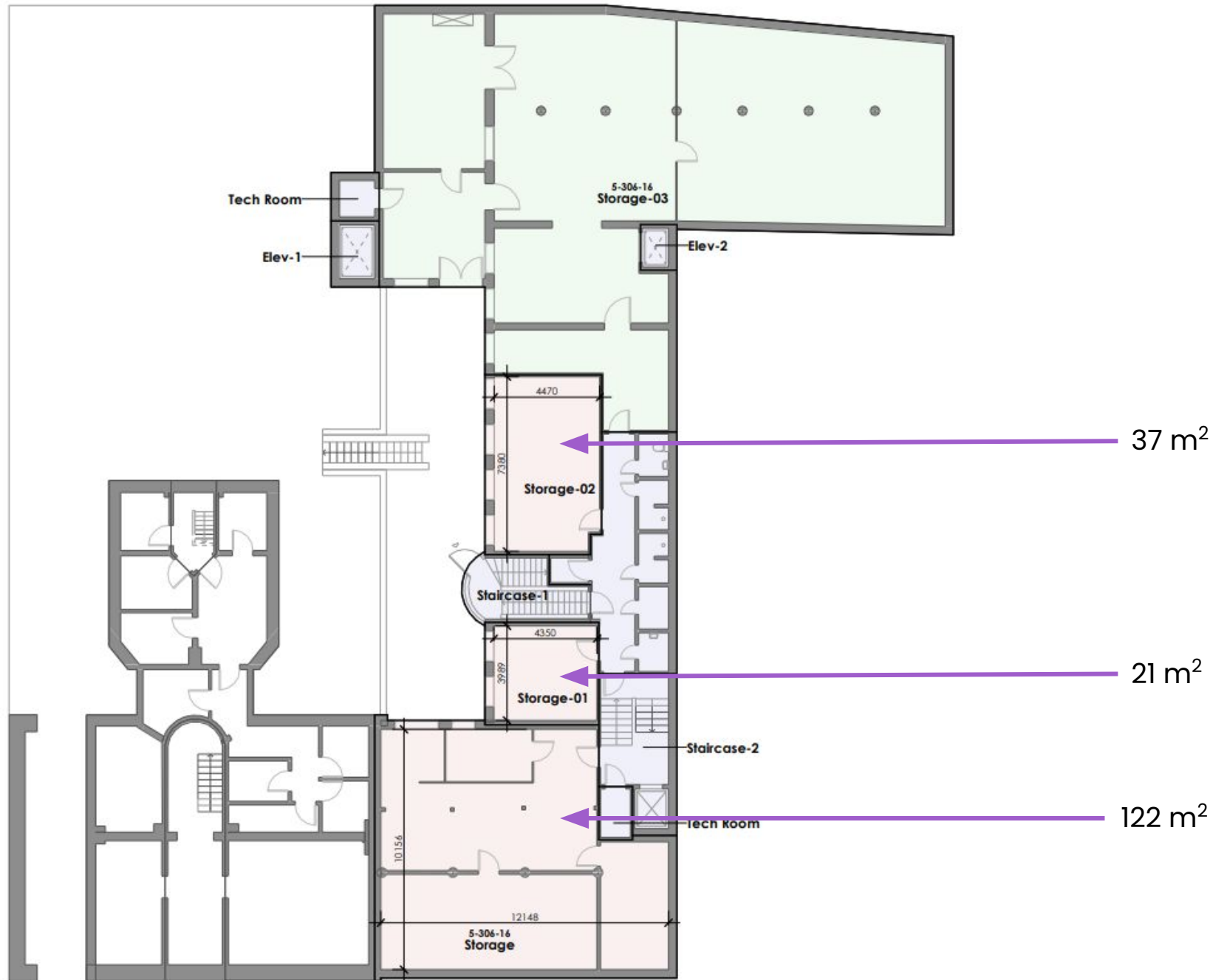
These are very versatile rooms and it is also possible to rent storage in the basement.



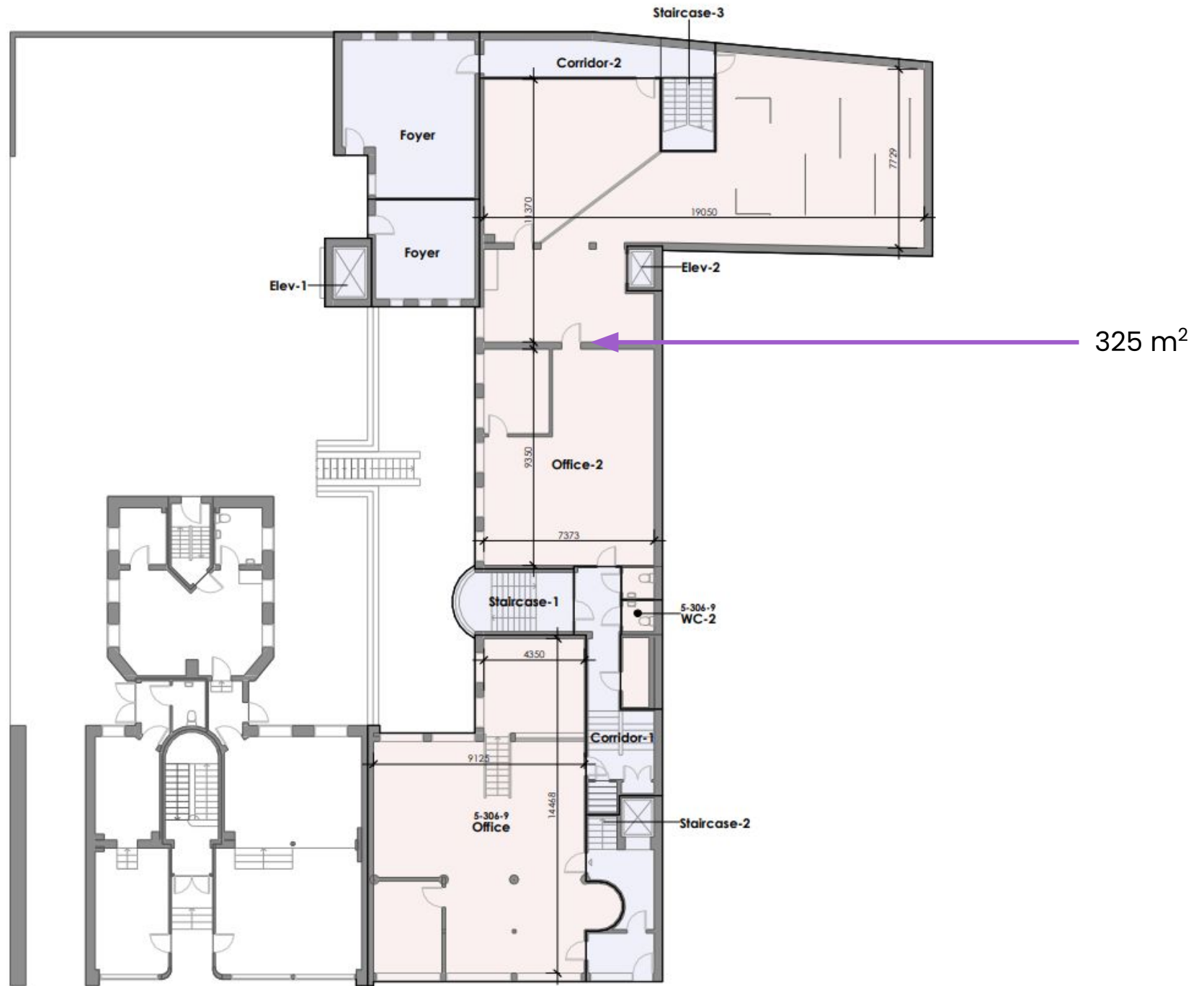
# Location



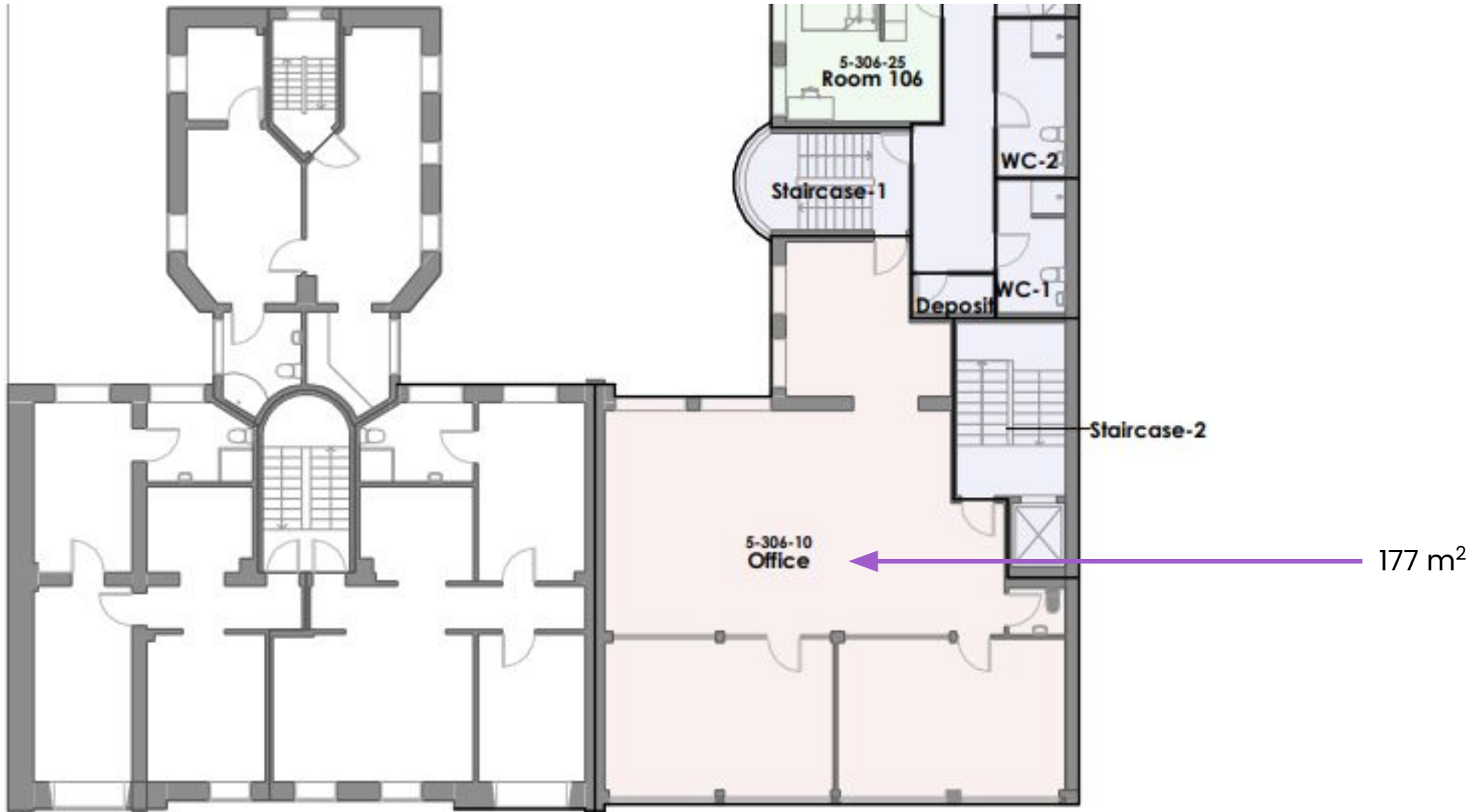
# Building layout - Basement



# Building layout – Ground floor



# Building layout - 1st floor





## Rental terms - Ground floor



Size	325 m <sup>2</sup>
Energy label	F
Lease start	Flexible
Yearly rent/m <sup>2</sup>	DKK 500
Yearly rent	DKK 162.500
A conto operating expense/m <sup>2</sup>	DKK 152,61
A conto heating expense/m <sup>2</sup>	DKK 74,75
Total yearly rent	DKK 236.392
Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Termination	12 months
Tenure	4 years





## Rental terms - 1st floor

Size	177 m <sup>2</sup>
Energy label	F
Lease start	Flexible
Yearly rent/m <sup>2</sup>	DKK 800
Yearly rent	DKK 141.600
A conto operating expense/m <sup>2</sup>	DKK 152,61
A conto heating expense/m <sup>2</sup>	DKK 74,75
Total yearly rent	DKK 181.843
Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Termination	12 months
Tenure	4 years





## Rental terms - Basement



Size	From 21-122 m <sup>2</sup>
Energy label	F
Lease start	Flexible
Yearly rent/m <sup>2</sup>	DKK 300
Yearly rent	From DKK 6.300-36.600
A conto operating expense/m <sup>2</sup>	DKK 152,61
A conto heating expense/m <sup>2</sup>	DKK 74,75
Total yearly rent	From DKK 11.074-64.338
Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Termination	12 months
Tenure	4 years

# Contact

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