



# Østergade 30 / Søndergade 2

212-304 m<sup>2</sup> office for rent in Struer





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

A central location in the middle of Struer



### **Unique premises**

Stately building from the end of the 20th century, which can form the framework of your business



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

Few hundred meters to the train station and easy access to bus



# Offices in the center of Struer

In this beautiful, historic building in the heart of Struer, two office spaces are now offered.

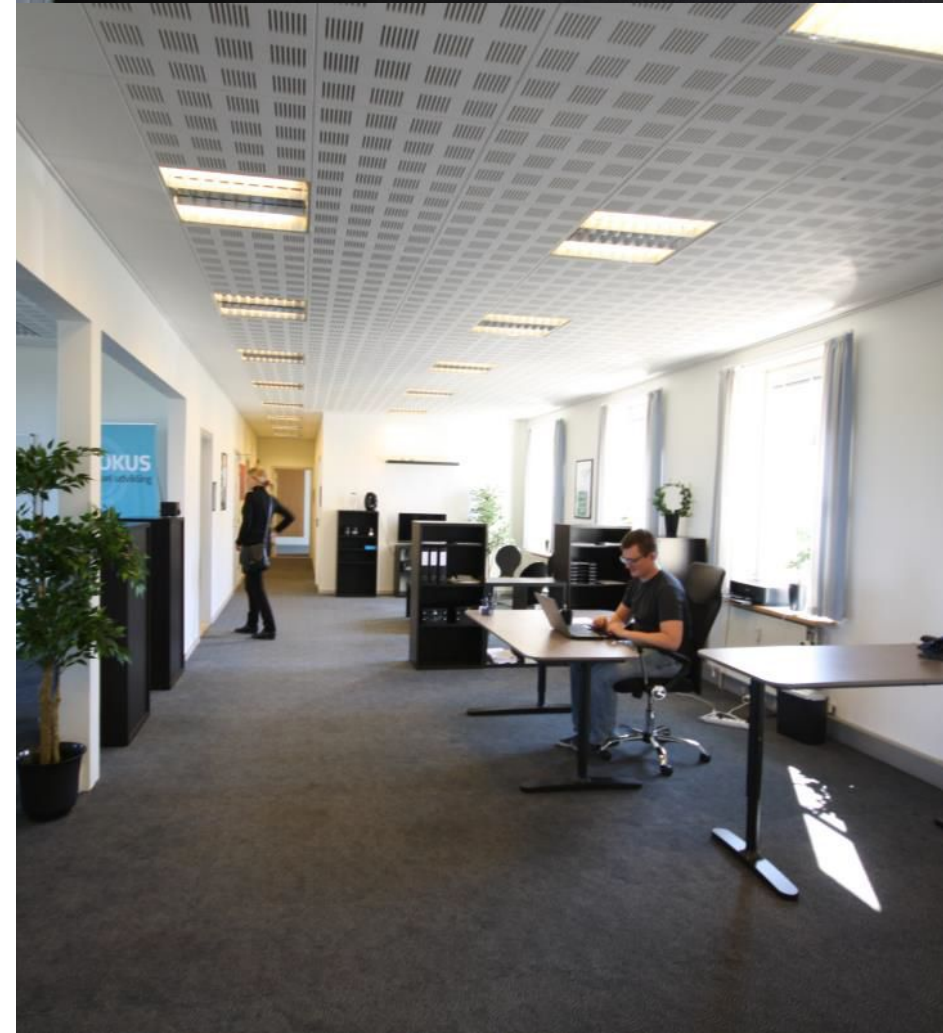
The building is located close to the harbor, on the corner of Østergade and Søndergade. From the offices you have a nice view of the water.

One office extends over 2 floors on the 2nd and 3rd floor.

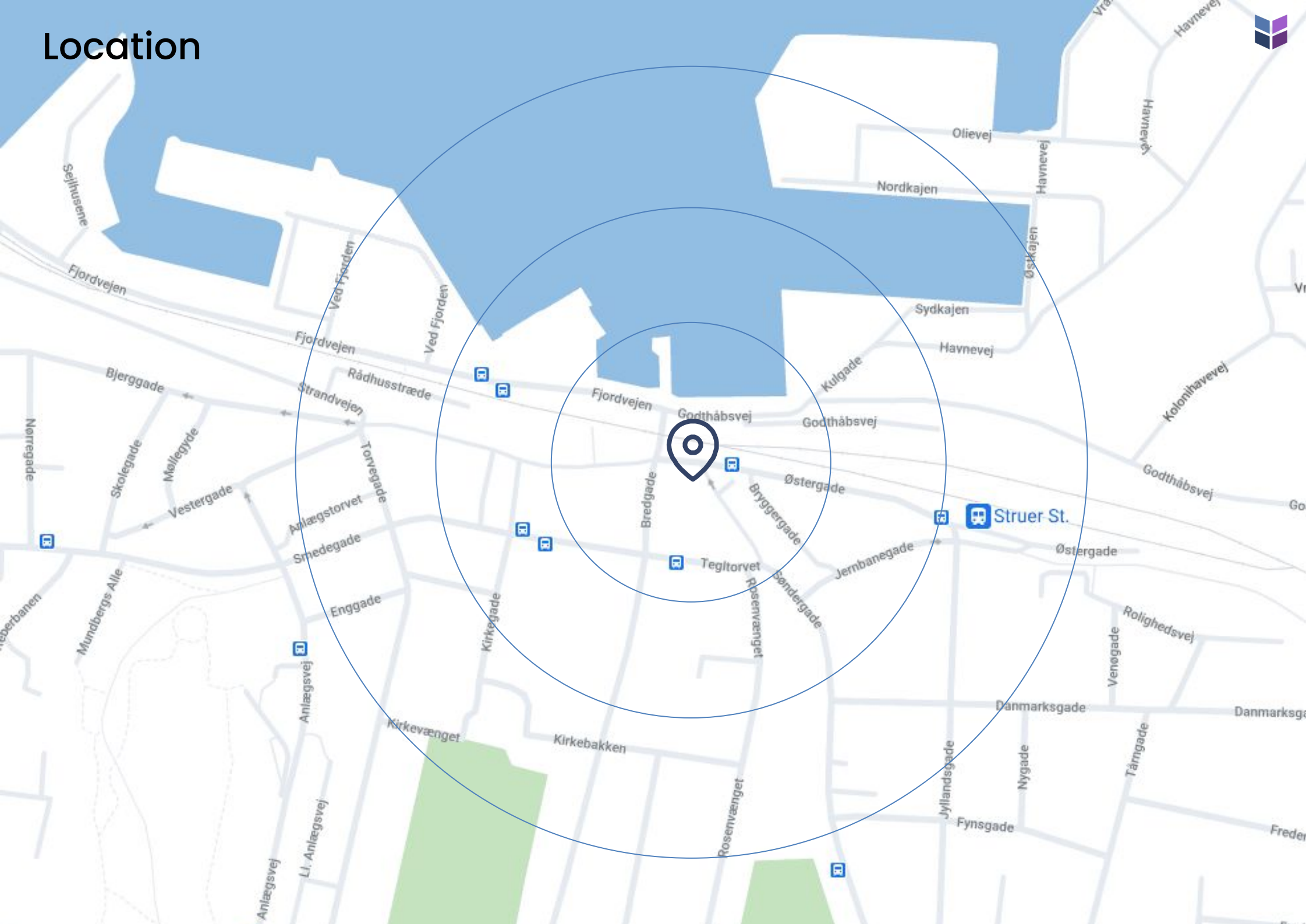
The rooms have exposed beams, which creates a unique look.

The second office occupies the entire 1st floor, and has a large open office environment, 6 separate offices / meeting rooms, canteen, toilet, wardrobe, etc. Here is ample opportunity to decorate as needed.

Welcome to Østergade / Søndergade



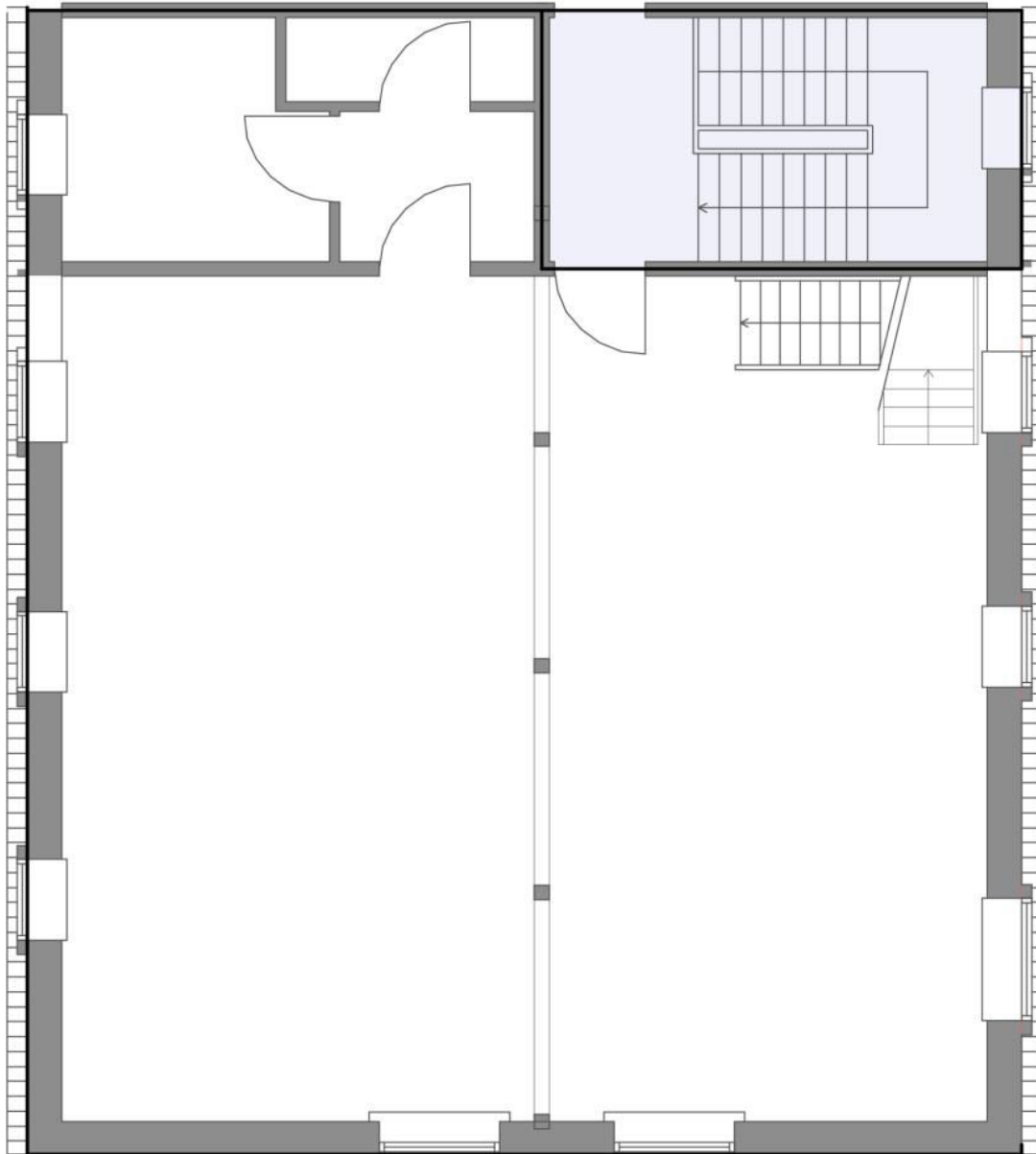
# Location



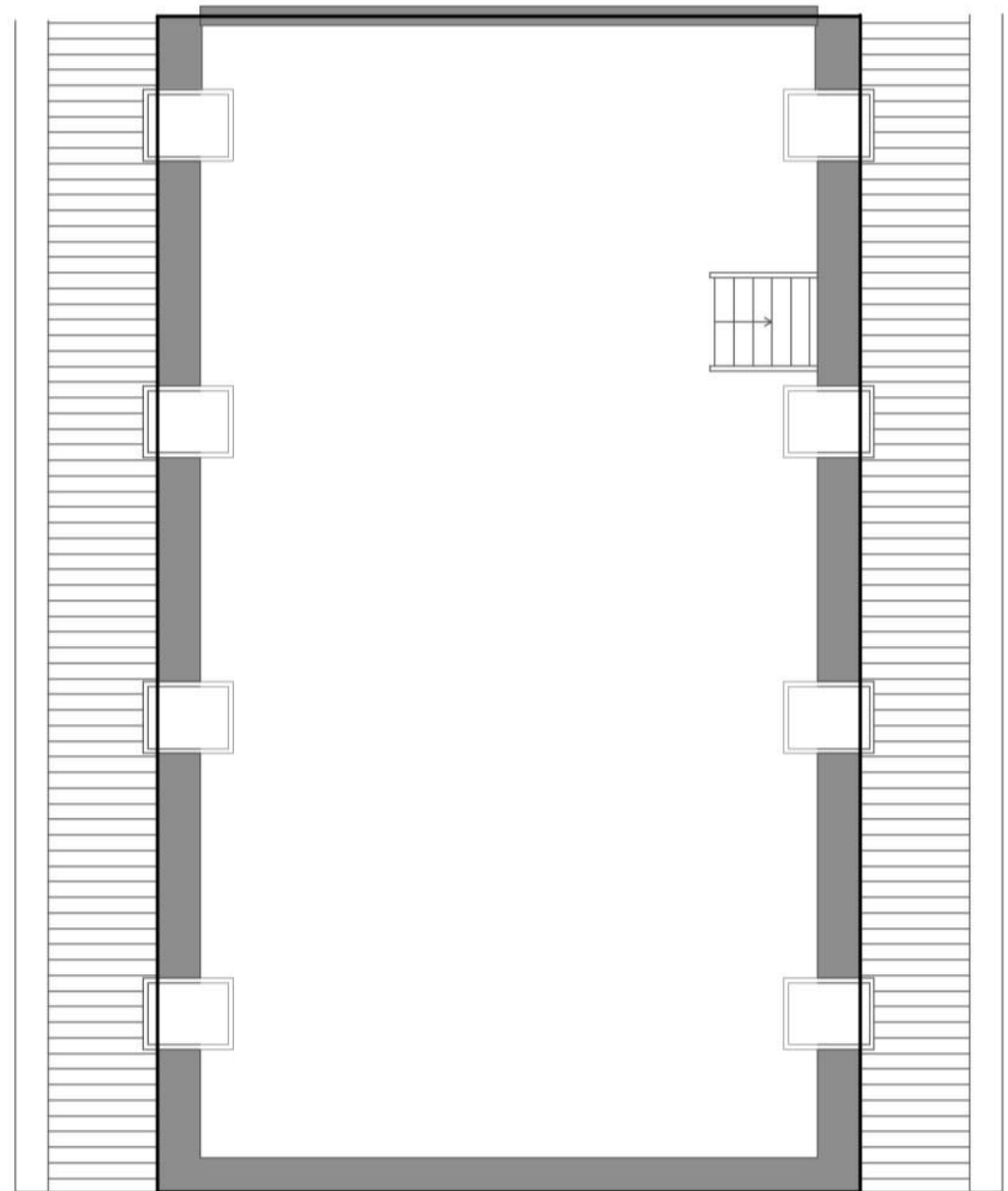
# Building layout - Søndergade 2B, 2nd fl. left



2nd floor



3rd floor



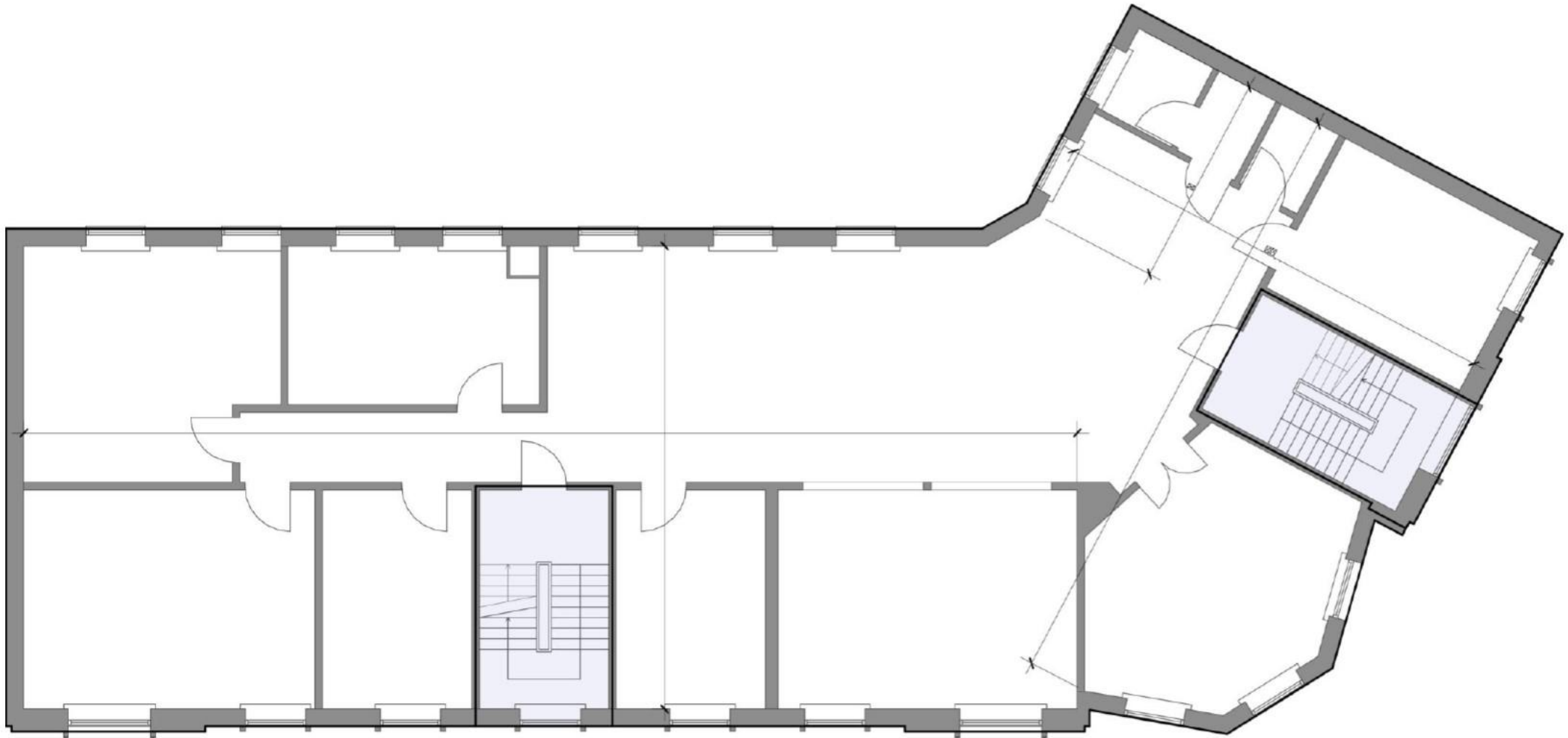


## Rental terms - Søndergade

Size	212 m <sup>2</sup>
Energy label	D
Lease start	Flexible
Yearly rent/m <sup>2</sup>	DKK 323
Yearly rent	DKK 68.400
A conto operating expense/m <sup>2</sup>	DKK 81
A conto heating expense/m <sup>2</sup>	DKK 60
Total yearly rent	DKK 98.292
Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes



# Building layout - Østergade 30, 1st floor





## Rental terms - Østergade

Size	304 m <sup>2</sup>
Energy label	D
Lease start	Flexible
Yearly rent/m <sup>2</sup>	DKK 324
Yearly rent	DKK 98.400
A conto operating expense/m <sup>2</sup>	DKK 81
A conto heating expense/m <sup>2</sup>	DKK 60
Total yearly rent	DKK 141.264
Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes





# Contact

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