



# Jernbanegade 6B, Roskilde

278 m<sup>2</sup> office for rent







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

A central location in the middle of the city



### **Good details**

Exciting rental with sloping ceilings, exposed beams and roof terrace



### **Parking spaces**

It is possible to rent 2 parking spaces in the yard



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

Few meters to Roskilde Station

# Charming

Very centrally located just opposite Roskilde Station within walking distance to shops and cafes.

Large and exciting office rental with 4 smaller private offices and 3 larger open offices, 2 of which have access to a large private roof terrace. There is also a stairwell, small kitchen and 2 toilets.

The style of the lease is beautiful with nice floors, exposed beams, sloping ceilings with sloping ceilings and many windows which provide good light.

The property itself is raw and different with large arched windows and entrance gate in the same style.

You get the entire 1st floor for yourself incl. private roof terrace.

In addition, there are 2 parking spaces in the yard that can be rented.

More central location can hardly be found - only 2 min. walk to the pedestrian zone and all its offerings.

Welcome to Jernbanegade 6B, 4000 Roskilde

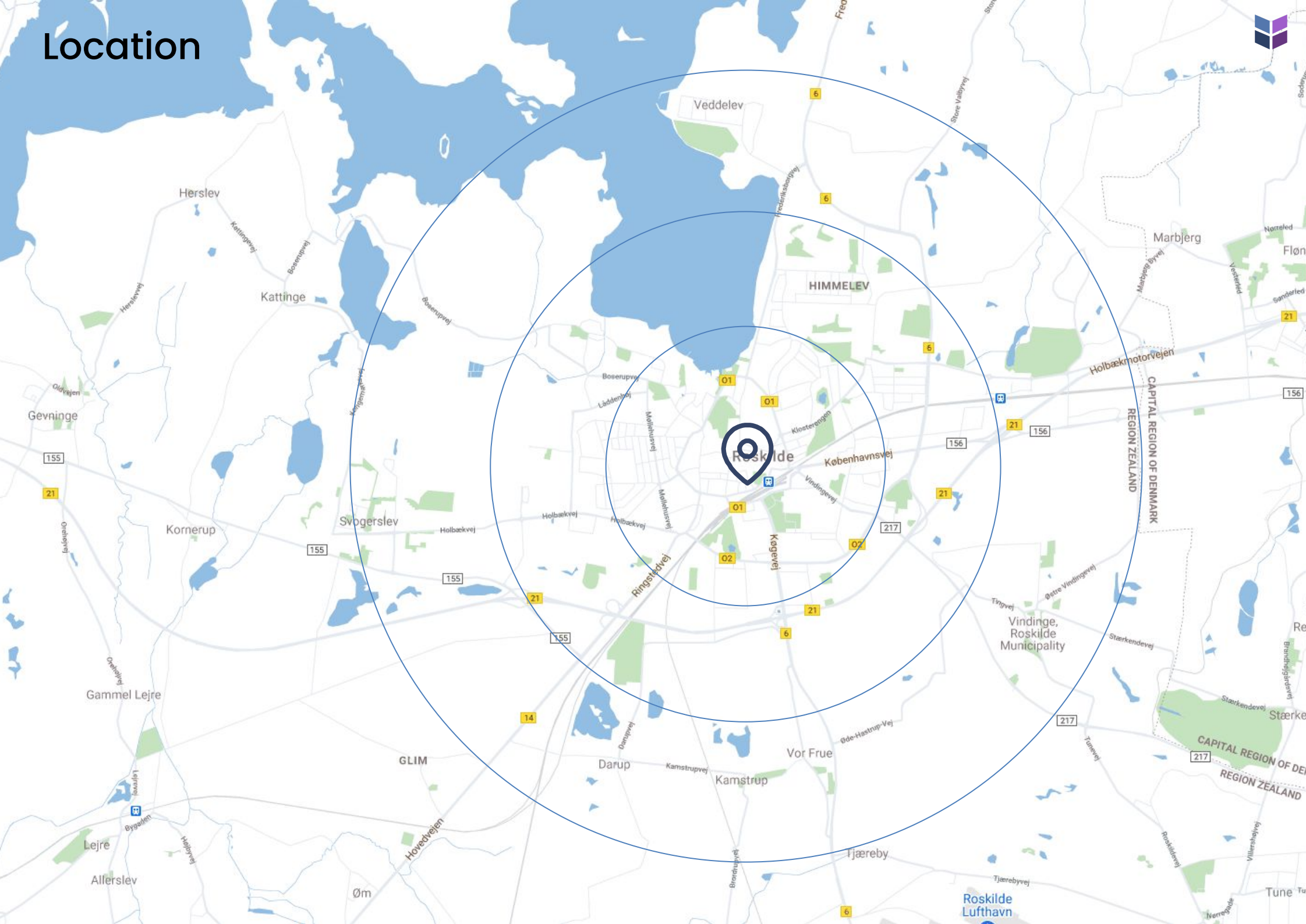




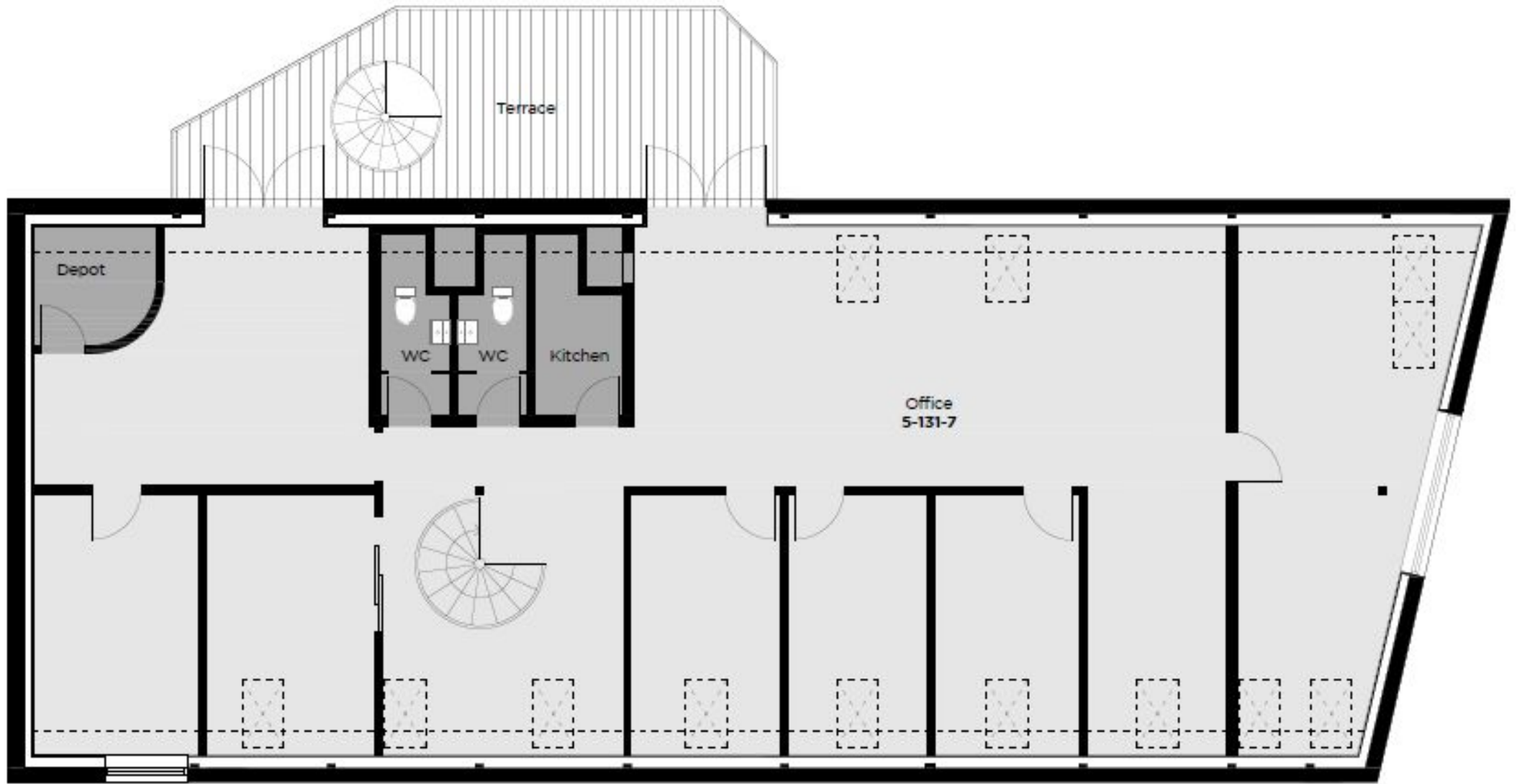




# Location



# Building layout - 1st floor





# Rental terms



Size	278 m <sup>2</sup>
Energy label	E
Lease start	Flexible

Leje pr. m <sup>2</sup>	DKK 975
Yearly rent	DKK 271.050

A conto operating expense/m <sup>2</sup>	DKK 305,23
A conto heating expense/m <sup>2</sup>	DKK 185,61
Total yearly rent	DKK 407.503,52

Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Termination	12 months
Tenure	2 years

# Contact

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