



Svanevej 12, 2400 København NV

502 m² office and 194 m² roof terrace





Easy access conditions

With the O2 and the Hillerød motorway, there is easy access to the building by car



The building

The building is a classic Northwest property and has its own roof terrace



Parking basement

Possibility to rent parking spaces in the basement for you and your employees



Close to the train station

Nørrebro Station is only a 5 min. walk away. From there the metro leaves to the inner city, Østerport, Vesterport and Frederiksberg

A new urban space

The building is a classic Northwest property and is designed for offices. The other tenants are WWF, Copenhagen Municipality and NCC Group.

The northwestern part of Copenhagen, where this building is located, is under rapid development these years. From being a poor working class neighborhood, new buildings and businesses are now popping up and both students and newlywed families are increasingly choosing the neighborhood as their new home. Northwest is a multicultural melting pot, with a dynamic and vibrant atmosphere.

Lovely bright office located in a distinctive property on the corner of Svanevej and Ørnevej. There is access to the lease via a nice and high-ceilinged entrance hall, main staircase and elevator. The lease is furnished with a few smaller offices and meeting rooms as well as a large open office environment.

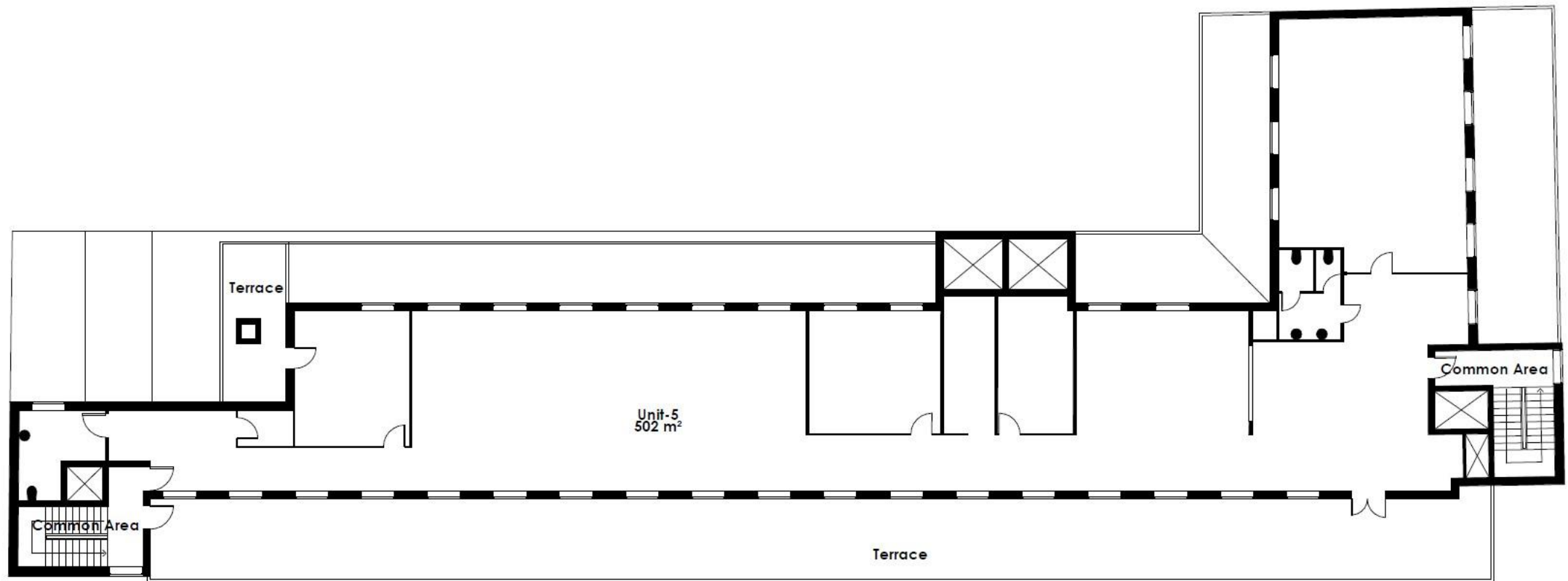
The lease is currently used by the property owner, who plans to move to another of the company's properties, so takeover can be done flexibly.

The property has its own parking basement, where you can rent spaces for DKK 1,500 per. month. From the parking basement there is direct access up to the office buildings.

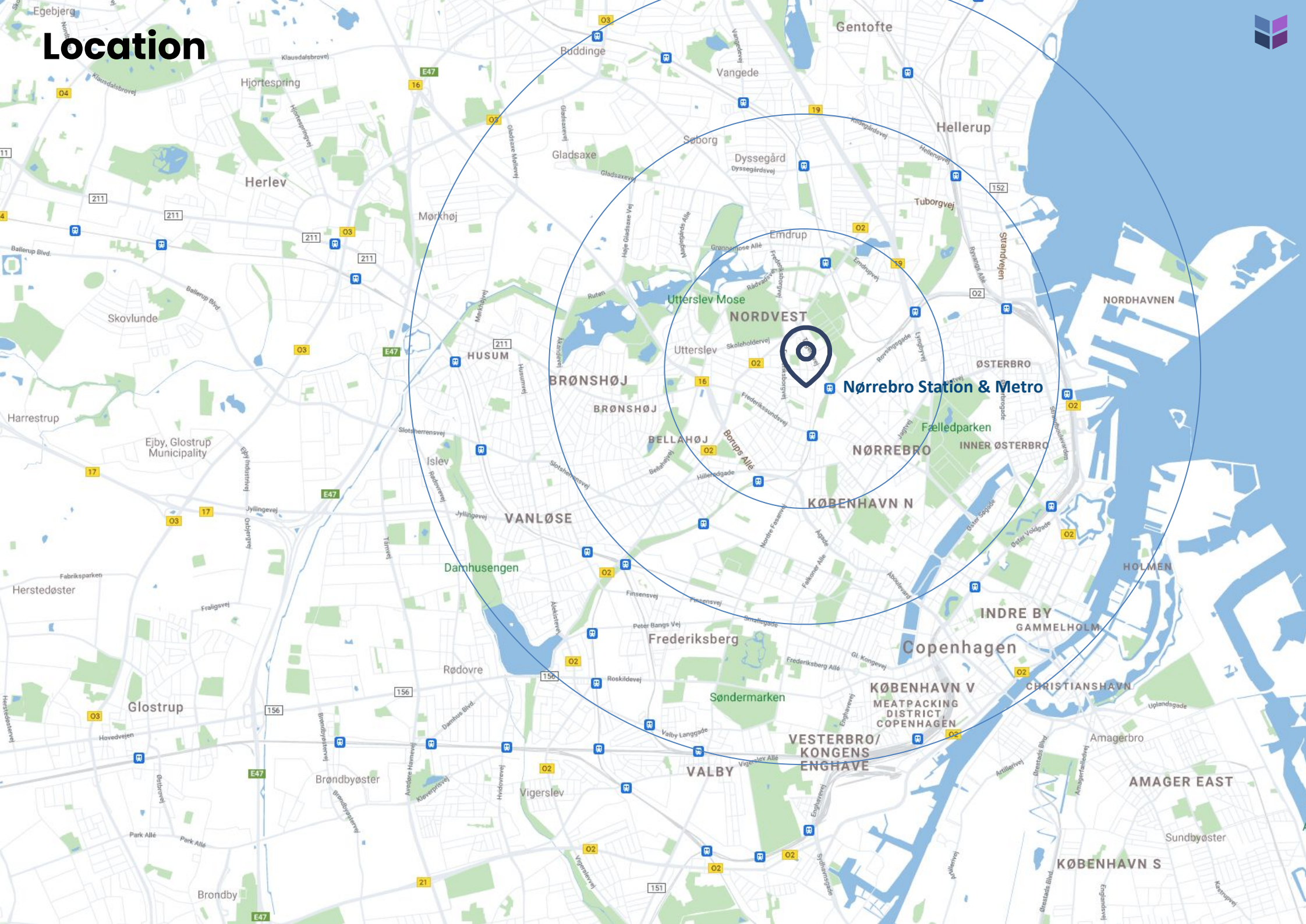
Welcome to Svanevej 12, 4th floor



Building layout - 4th floor



Location











Rental terms

Size office	502 m ²
Size roof terrace	194 m ²
Energy label	D
Lease start	Flexible

Yearly rent/m ² office	DKK 1.500
Yearly rent/m ² roof terrace	DKK 500
Total yearly rent	DKK 850.000

A conto operating expense/m ²	DKK 281
A conto heating expense/m ²	DKK 108

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.