



# Omøvej 22, 4700 Næstved

701 m<sup>2</sup> shop for rent







### **An area in development**

Næstved's Harbor Area is facing a major development project where a new district is being created



### **Unique premises**

Unique rooms with high ceilings and good access conditions provide opportunities that are not found elsewhere



### **Parking**

Good parking facilities for you and your guests



### **Good access conditions**

Located close to Østre Ringvej and only 1.5 km to the station



# Rooms with many options

In the Havneparken business area, this room is now vacant.

The rooms are large, with high ceilings, and there are furnishings for reception and changing rooms. There are also toilet facilities.

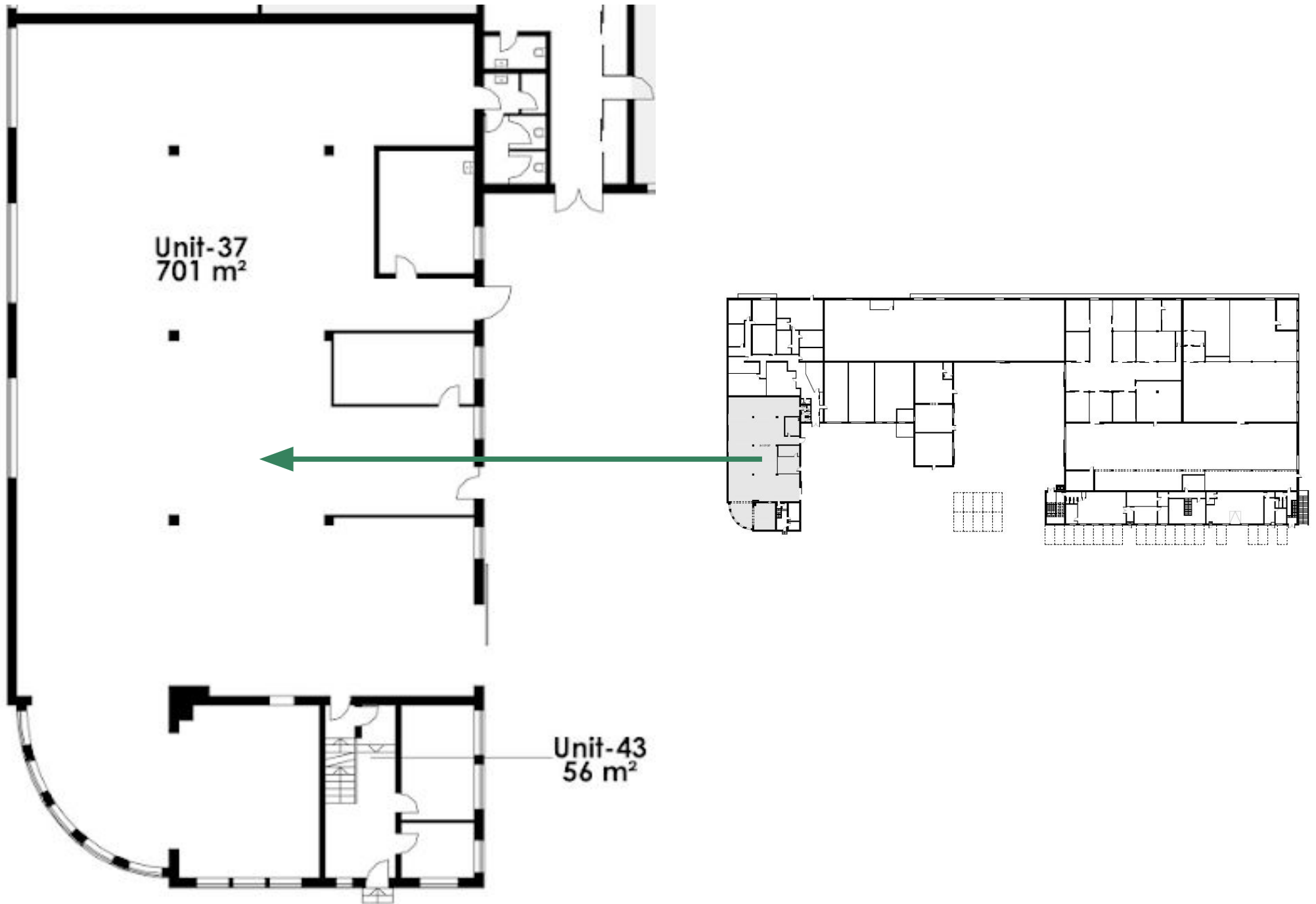
It has most recently been used for a gym, but has several other uses.

There is also access to the premises via gate, which provides a good opportunity for use for e.g. showroom, where goods must be driven in and out.

**Welcome to Omøvej 22**



# Building layout





# Location



Normal



Rema 1000

Meny

Marineland

Spangsberg chokolade

Næstved Tæpper

XL-Byg

Næstved Stadion

Lidl









## Rental terms

Size	701 m <sup>2</sup>
Energy label	G
Lease start	Flexible
Yearly rent/m <sup>2</sup>	DKK 400
Yearly rent	DKK 280.400
A conto operating expense/m <sup>2</sup>	DKK 50
A conto heating expense/m <sup>2</sup>	DKK 58
Total yearly rent	DKK 356.108
Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes



# Contact

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