



Omøvej 22, Næstved

701 m² 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.

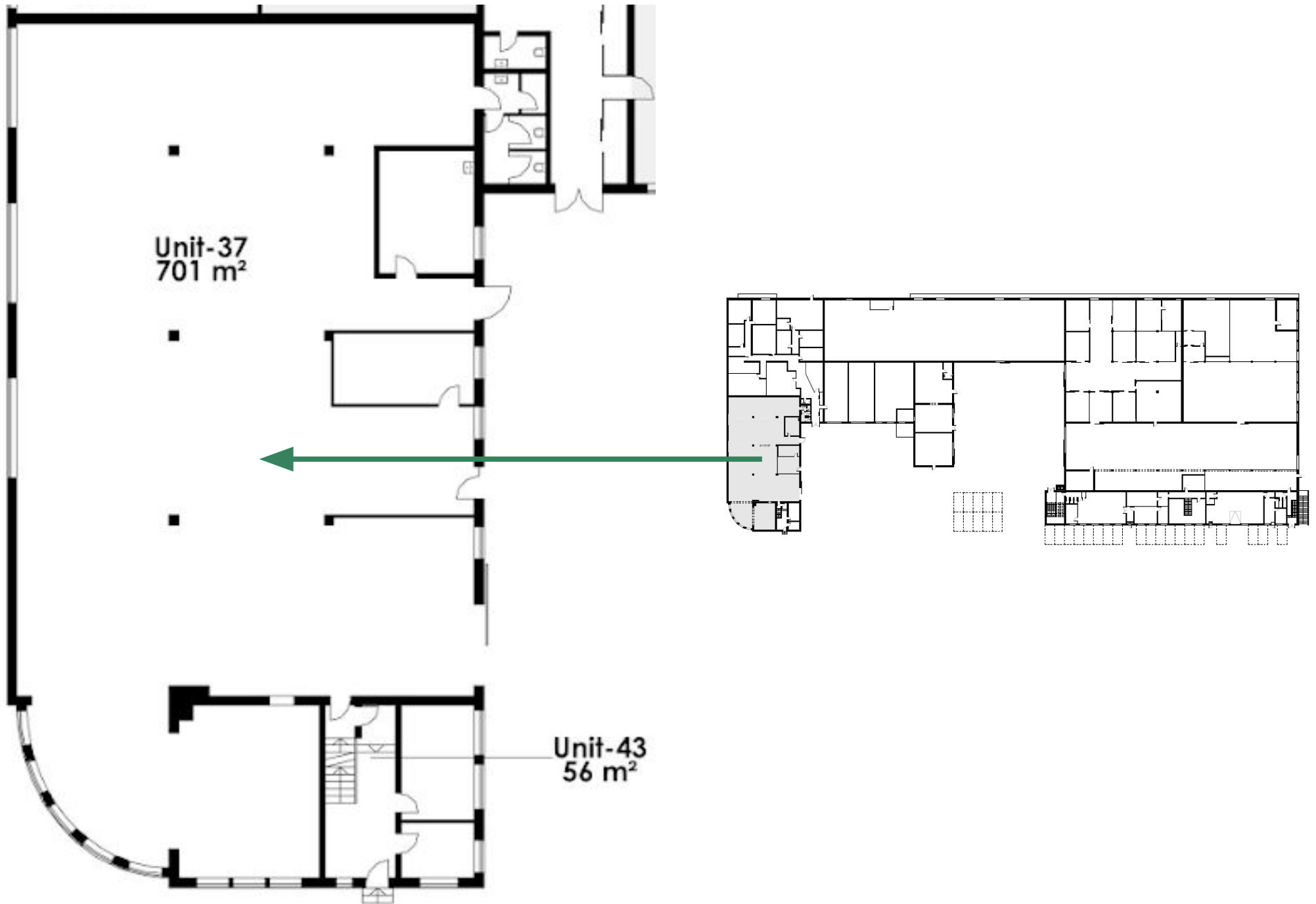
It has most recently been used for a gym, but has several other uses.

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



Building layout



Location







Rental terms

Size	701 m ²
Energy label	G
Lease start	Flexible

Yearly rent/m ²	DKK 400
Yearly rent	DKK 280.400

A conto operating expense/m ²	DKK 50
A conto heating expense/m ²	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.