



Selsmosevej 2, 2630 Taastrup

142-1,727 m² shop for rent





Attractive location

Good location in Copenhagen's northwest quarter "Fuglekvarteret"



Unique premises

Unique retail leases with an attractive location in a densely populated area



Parking

Free parking on the street for 3 hours



Close to station

At Nørrebro Station, the city's largest bus lines to and from the city center, S-trains and Metro connect the city

The leases

The shopping area at street level towards Selsmosevej is targeted at both well-known brands, smaller specialty shops as well as food and beverages.

Agreements have already been entered into with Netto, hairdresser, pizzeria, fruit / vegetable, sandwich bar and others.

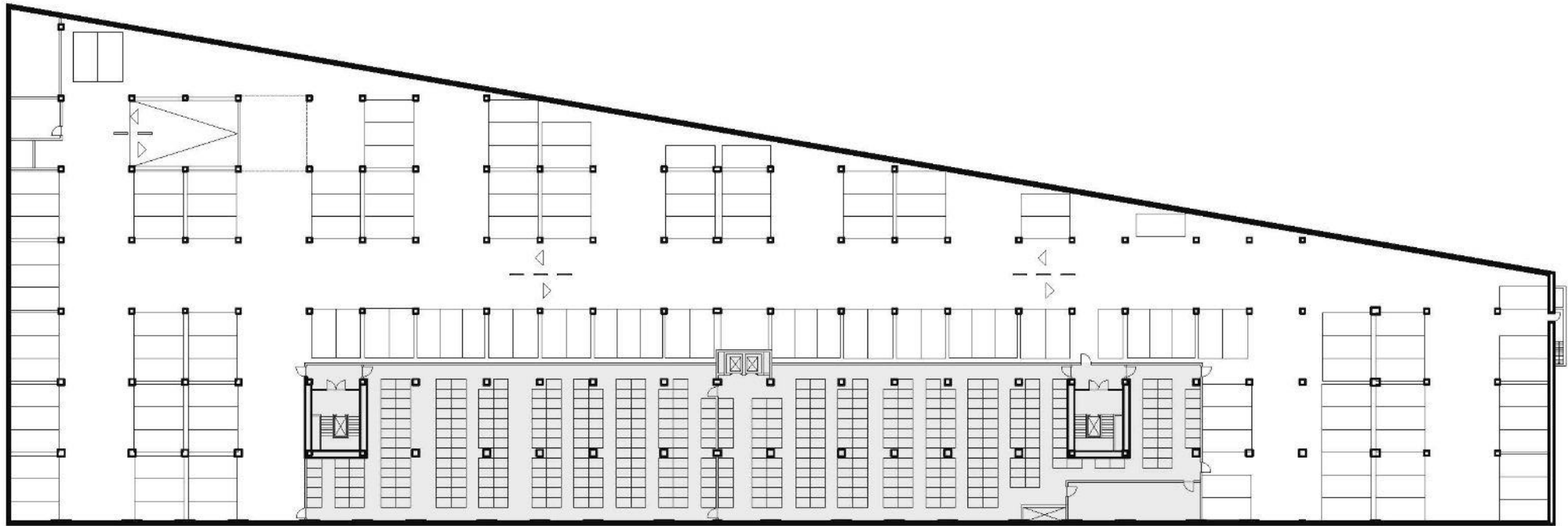
There is room for additional tenants including bicycle shop as well as cafes and restaurants.

With premises in the new PULSE TAASTRUP, you not only get a central location, close to both the station and the main street - you get more than 304 potential customers, right above you.

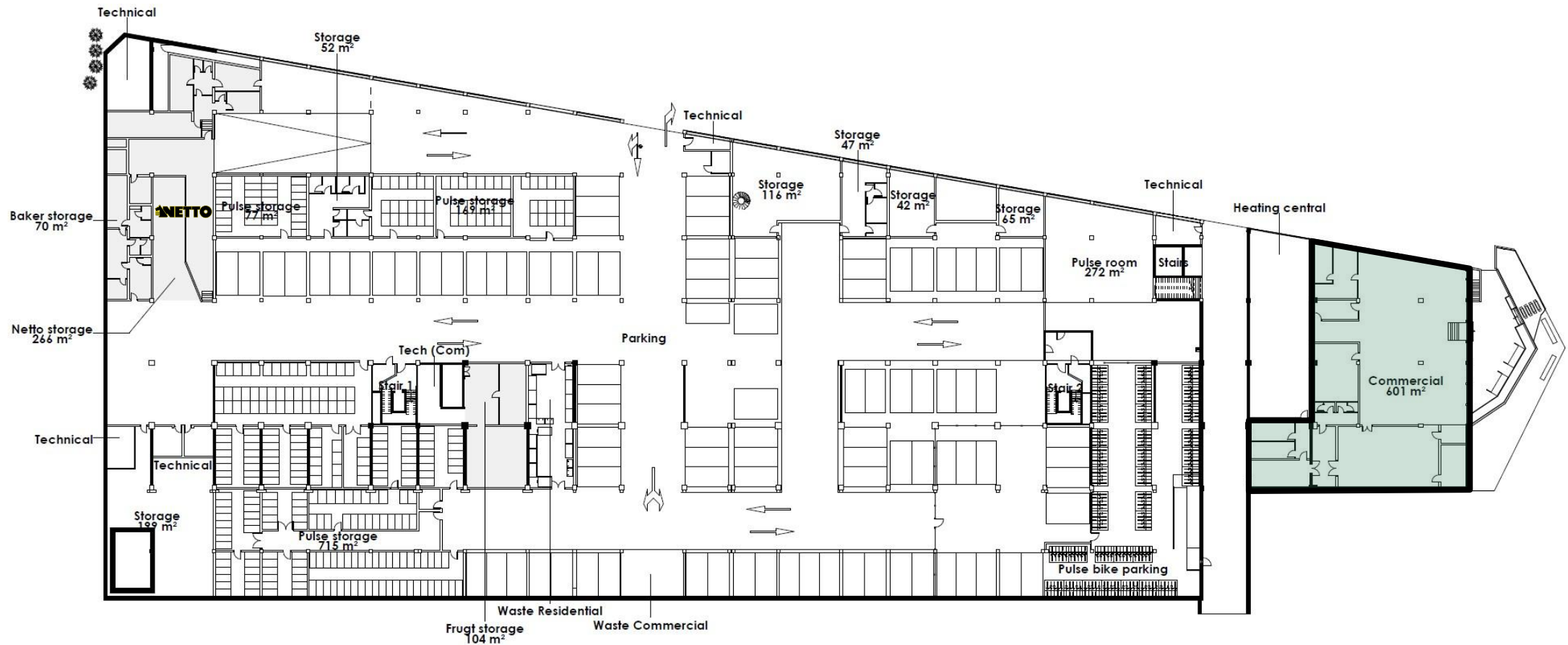
The residents of Pulse will greatly use them surrounding facilities in their daily lives. On the ground floor of the building, we currently have available rooms!



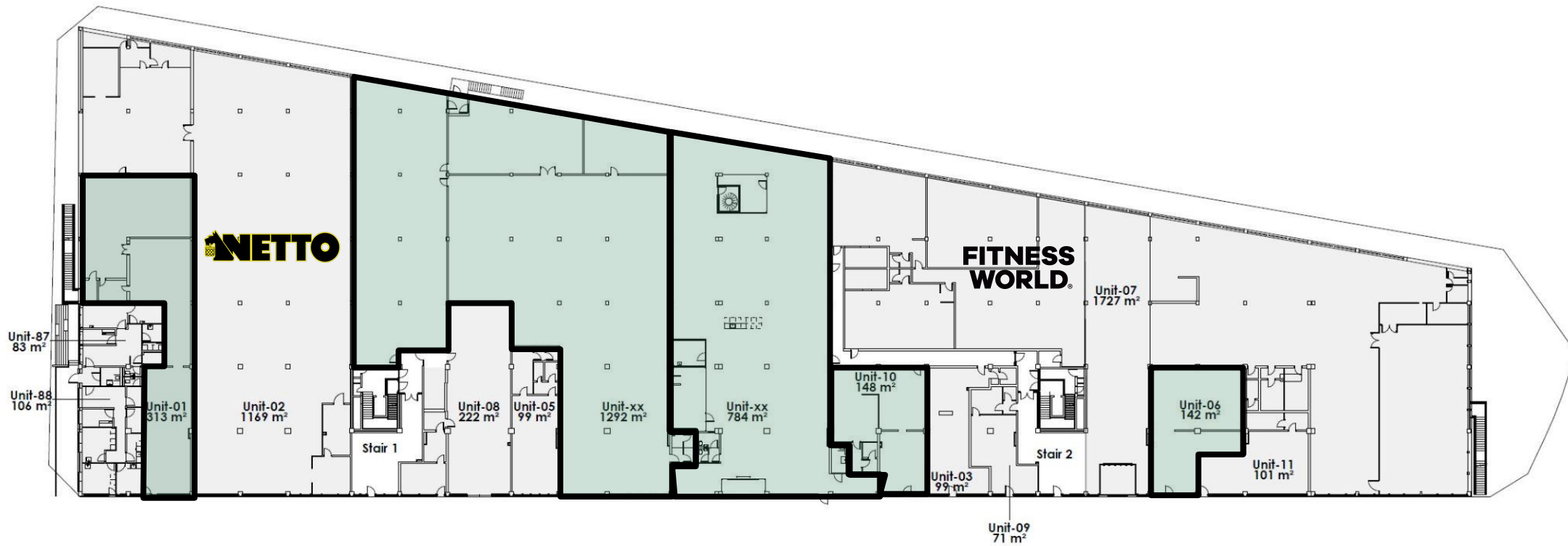
Building layout - Basement (parking)



Building layout - Subfloor



Bygningslayout - Stueetage



Location

Svane Køkkenet
Taastrup

Spangsberg Chokolade

Taastrup Teater &
Musikhus

Pulse

Taastrup Torv

Danske Bank

Fakta

Taastrup
Realskole

Telegiganten

Taastrup Hovedgade





Rental terms

| | |
|--|----------------------------|
| Size | 142-1,727 m ² |
| Energy label | F |
| Lease start | Flexible |
| Yearly rent/m ² | DKK 1,200-1,500 |
| A conto operating expense/m ² | DKK 194 |
| A conto heating expense/m ² | DKK 102 |
| Total yearly rent | from DKK 307,431 – 937,664 |
| Payment | Quarterly |
| Depositum | 6 months rent |
| Indexation | NPI, min. 3% |
| VAT | Yes |
| Termination | 12 months |
| Tenure | Flexible |

Contact

(+45) 33 33 93 03
marketing@sparkretail.dk



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