



WELCOME TO

# Banetorvet 3

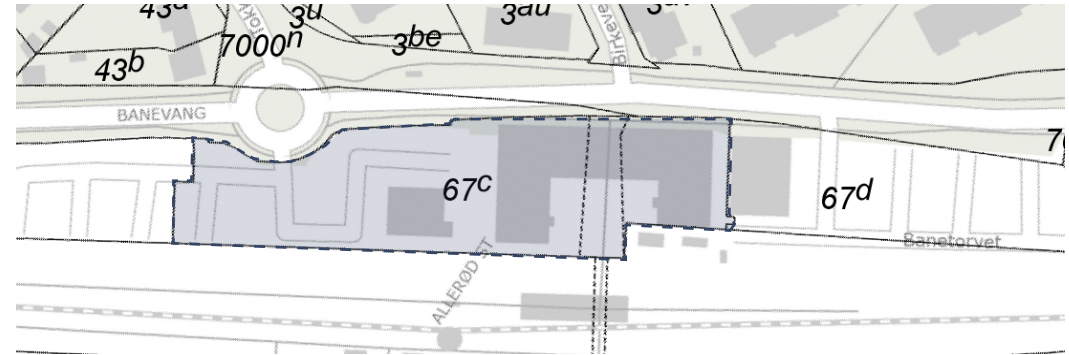
3450 ALLERØD





## Key facts

Address	Banetorvet 3
Postal code/city	DK, 3450, Allerød
Title no	67c Lillerød By, Lillerød
Year of construction	2003
Plot Area	4643 m <sup>2</sup>
Building Area (GLA)	1404 m <sup>2</sup>
Main use(s)	Fitness
Estimated Rent	DKK 2,000,000



## Property Overview

The property is a ground-floor commonhold unit in a major apartment block dating from 2003, constructed of yellow-brown bricks. The current tenant is Fitness World, that rents 1404 m<sup>2</sup>.

Access to the unit is via an entrance facing the courtyard. The entrance facing the street of Banevang has elevated street-level access, somewhat restricting daylight inflow into this side of the property.

Towards the courtyard, the building features large window sections. The unit is high-ceilinged and laid out with multiple rectangular rooms, ideally suited for use as fitness/gym facilities.

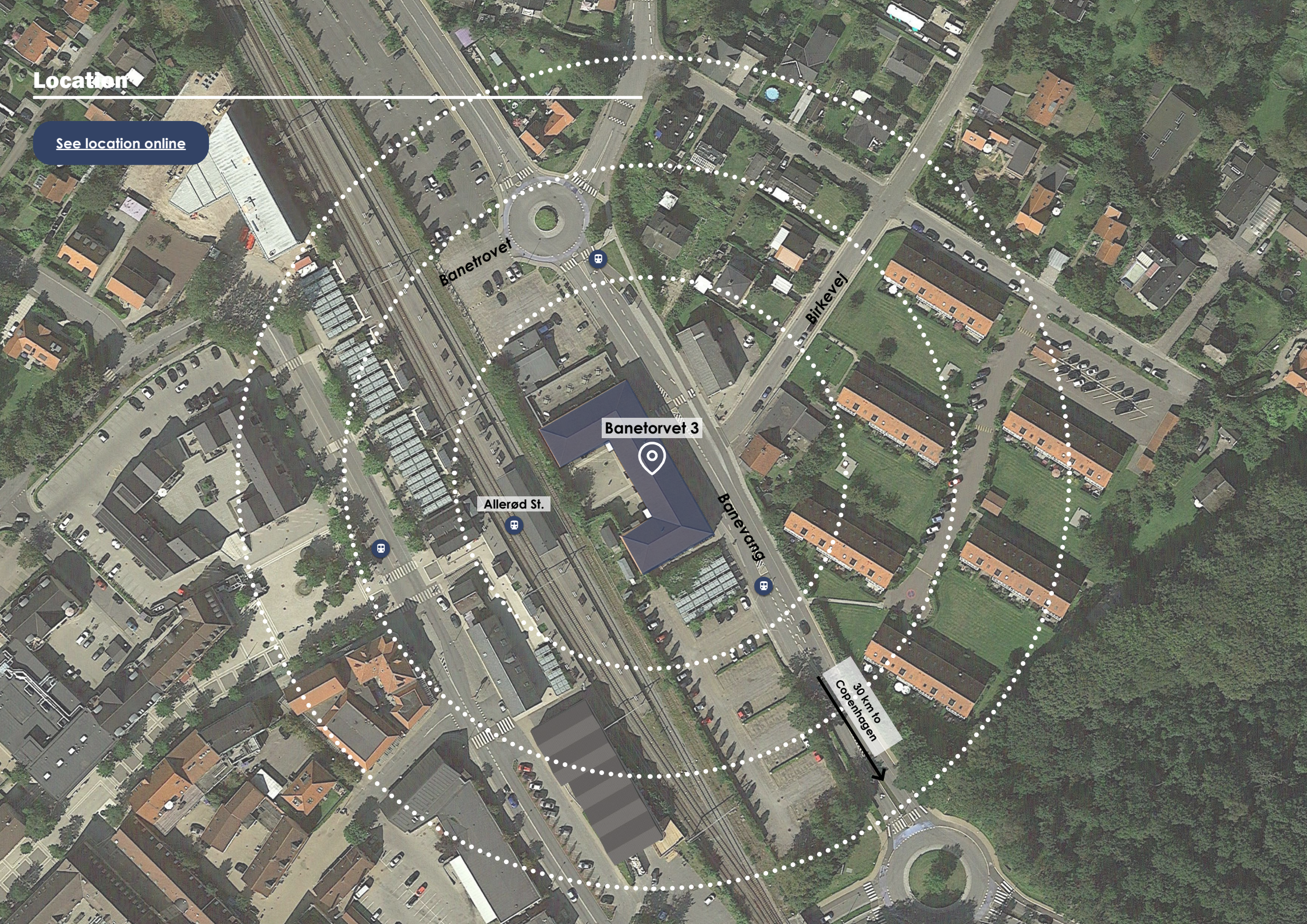
Located in central Allerød in northern Zealand, next to the train station, the property benefits from a natural pedestrian flow, as the building serves as a passageway to the eastern part of town. Together with the train station, the building defines the natural outer boundary of the town center, abounding with shops, cafés and restaurants. North-west of the property, encircling the town centre, lies a well-established residential neighborhood with a predominance of single-family housing.

Due to its proximity to Allerød train station, the property enjoys easy access by public transport, with a travel time of 30 minutes to central Copenhagen by S-train. By car, it takes about five minutes to access the highway grid, with Hillerød motorway linking the area with the entire northern Zealand area in northbound direction and central Copenhagen in southbound direction. The Municipality of Allerød has more than 24,000 inhabitants.



# Location

[See location online](#)



Banelorvet

Banelorvet 3

Allerød St.

Barevang

Birkevej

30 km to  
Copenhagen



# Property pictures

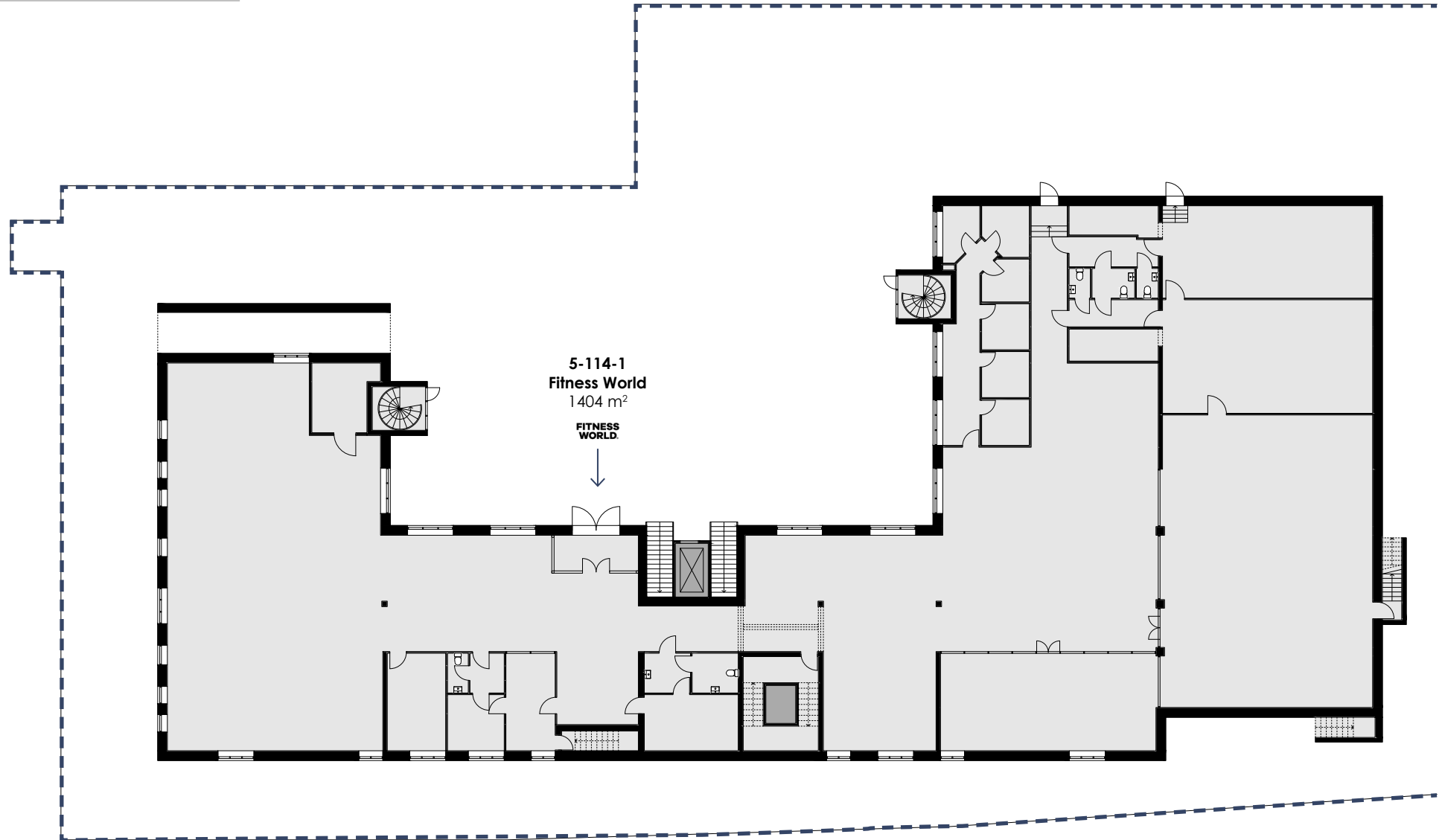




# Floorplan - ground floor

## Lease Area Calculation Ground Floor

No.	Name	Gross Unit Area (m <sup>2</sup> )
5-114-1	Fitness World	1404
<b>Grand Total</b>		<b>1,404</b>



## Contact us



### Christian Seitzberg

*Head of asset management*

+45 40 80 25 44

chs@nordicom.dk

[Check our website](#)

#### **Park Street Nordicom**

Svanevej 12, 2400 Copenhagen NV

+45 33 33 93 03

nordicom@nordicom.dk

