



WELCOME TO

Birkemose Allé 23-35

6000 KOLDING



Key facts

Address	Birkemose Allé 23-35
Postal code/city	DK, 6000, Kolding
Title no	20d Nr. Bjert By, Nr. Bjert
Year of construction	1999/2006
Plot Area	21 103 m ²
Building Area (GLA)	7104 m ²
Main use(s)	Office
Estimated Rent	DKK 5,700,000



Property Overview

Built in 1999 and redeveloped in 2006, the property comprises 5 buildings that form a wide horseshoe-shape.

Overall, the property has 7104 m² office space, with a police station taking up more than 2300 m².

Ample parking facilities are available to tenants and possible guests/clients in front of each building.

The property is part of a business park located around 4.4 km north-east of the Kolding town center in a commercial area with a predominance of office buildings.

The area enjoys easy highway access via Fynsvej, running about 1 km from the property, linking both to the E20 and the E45.

Fynsvej also connects to the town center – by car, the travel time is about 10 minutes.

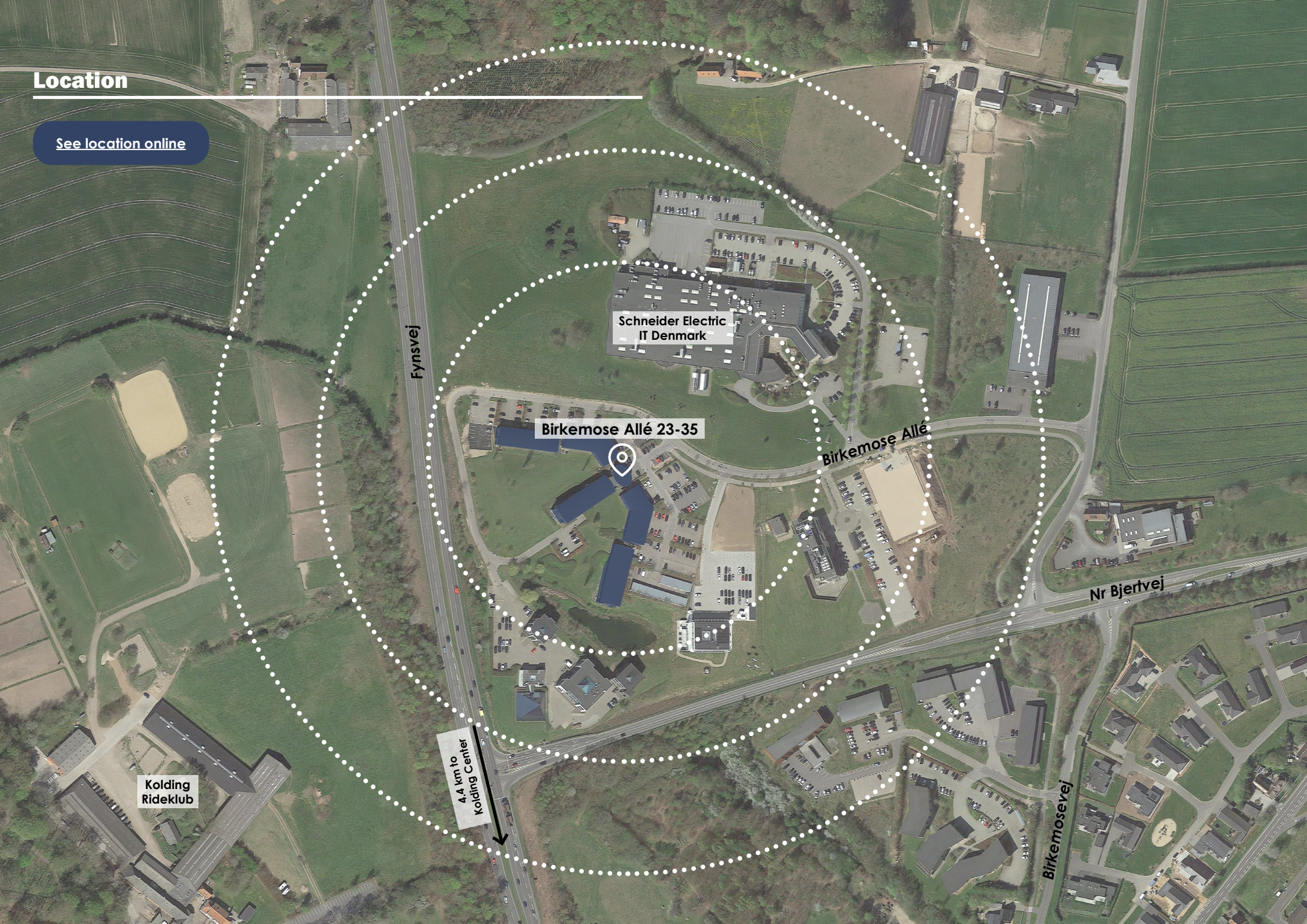
In the local area lies Kolding Storcenter, one of Jutland's largest regional shopping centers.

Ranking as the 7th largest town in Denmark and known as a business-friendly location, the town of Kolding is flourishing in terms of population growth and a healthy and dynamic business community.

The Municipality of Kolding has almost 90,000 inhabitants. Kolding is part of the Triangle Region.

Location

[See location online](#)



Schneider Electric
IT Denmark

Birkemose Allé 23-35



Birkemose Allé

Nr Bjertvej

Birkemosevej

Kolding
Rideklub

4.4 km to
Kolding Center



Property pictures



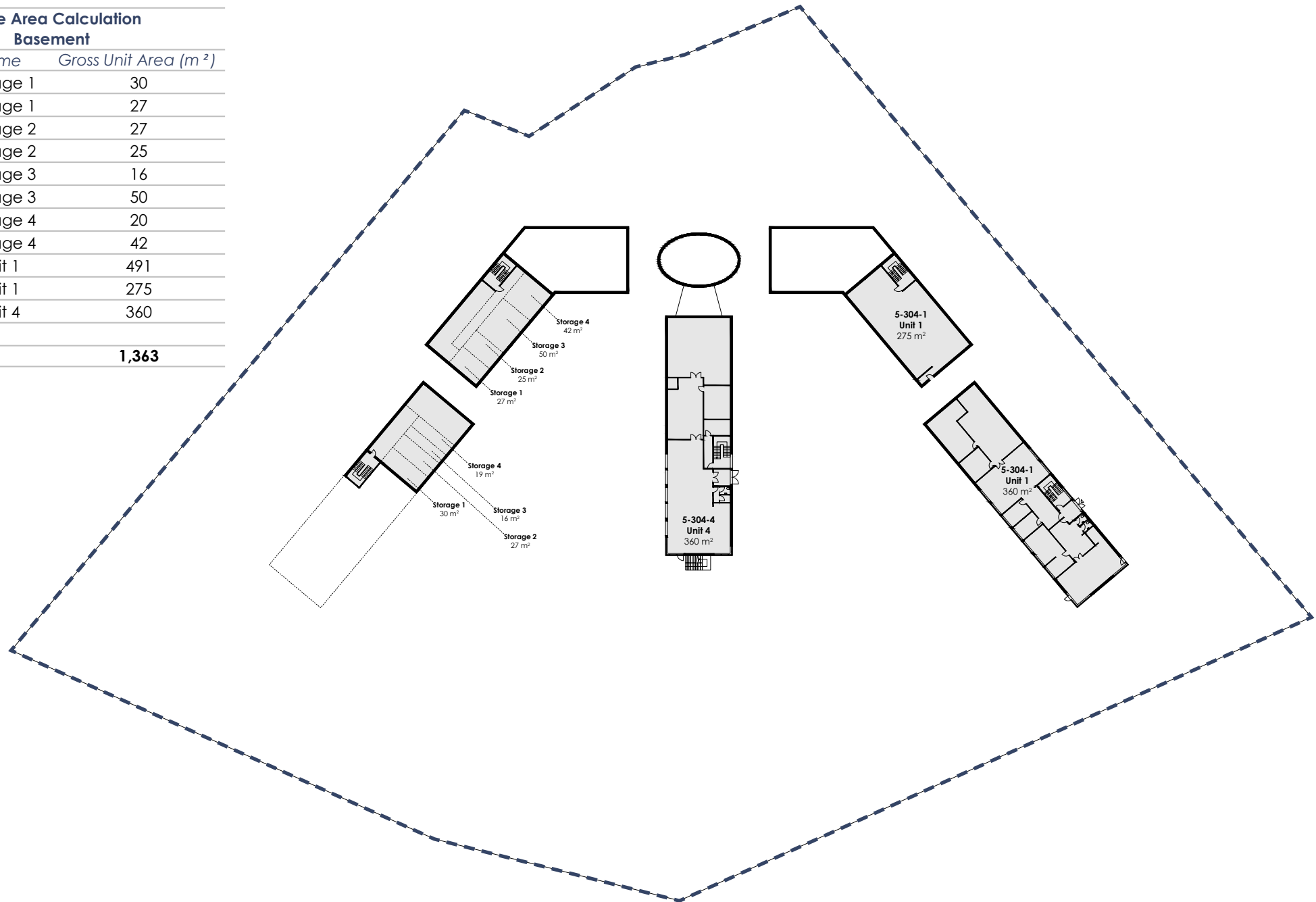
Property pictures





Floorplan - basement

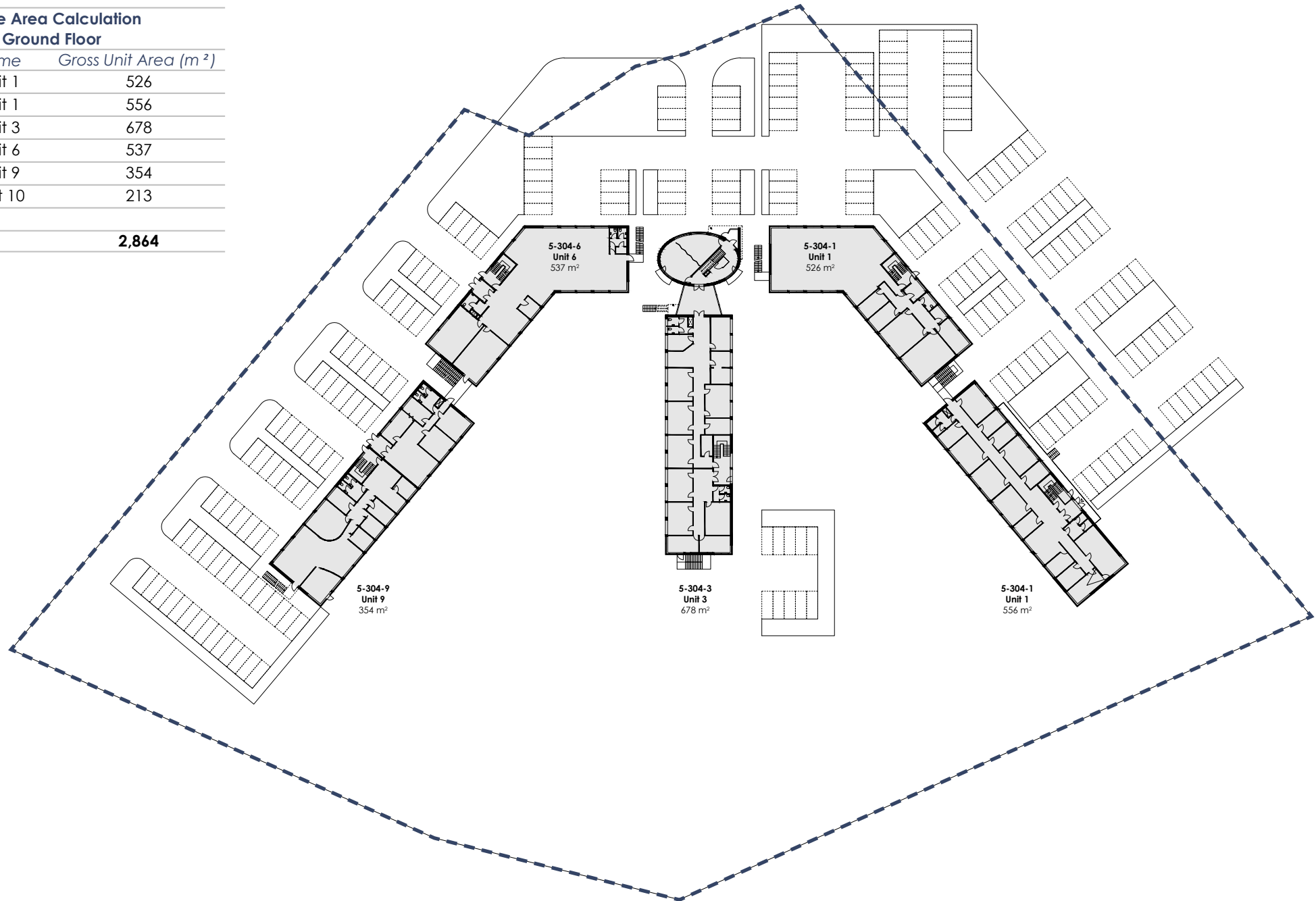
Lease Area Calculation Basement		
No.	Name	Gross Unit Area (m ²)
	Storage 1	30
	Storage 1	27
	Storage 2	27
	Storage 2	25
	Storage 3	16
	Storage 3	50
	Storage 4	20
	Storage 4	42
5-304-1	Unit 1	491
5-304-1	Unit 1	275
5-304-4	Unit 4	360
Grand Total		1,363





Floorplan - ground floor

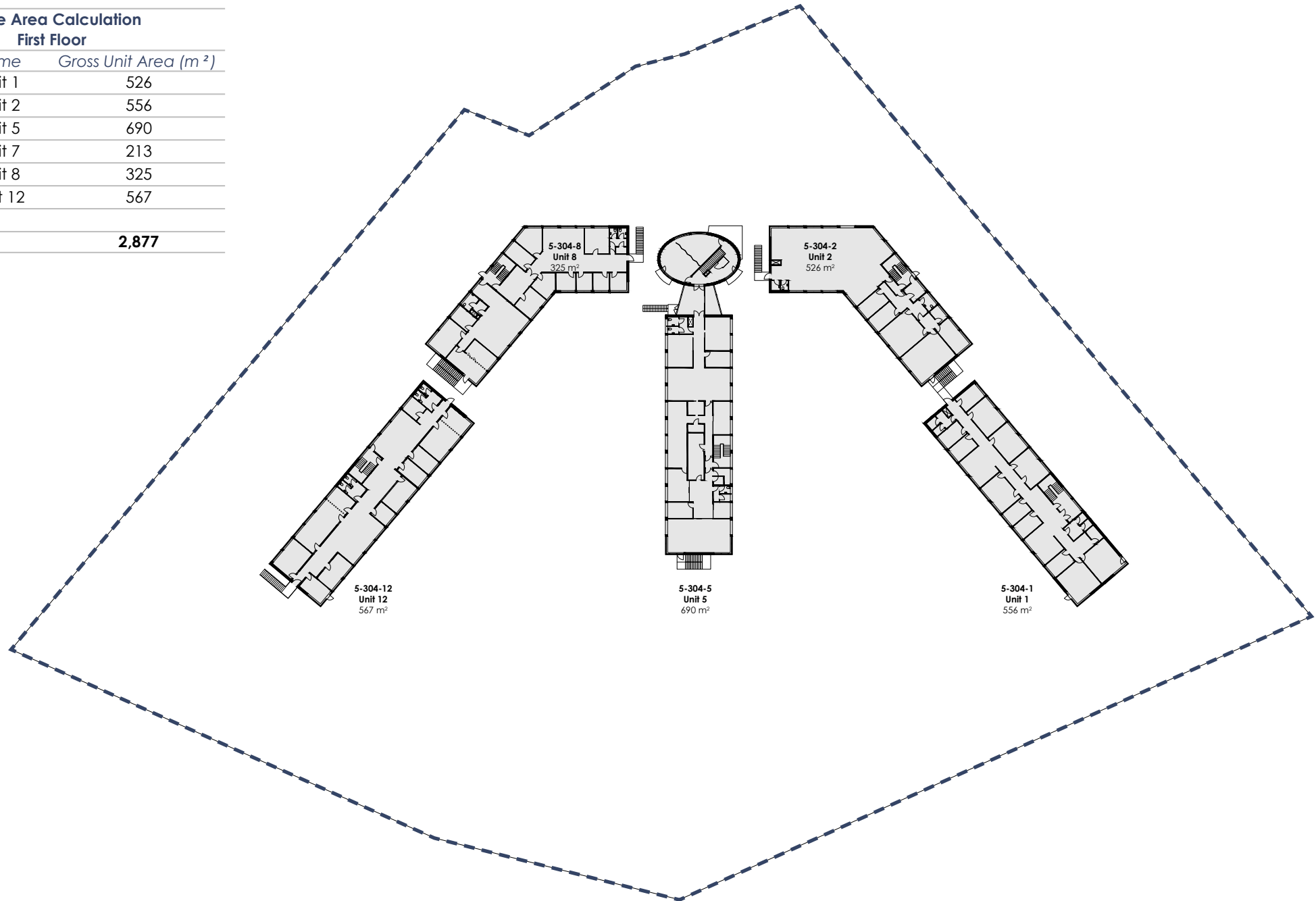
Lease Area Calculation Ground Floor		
No.	Name	Gross Unit Area (m ²)
5-304-1	Unit 1	526
5-304-1	Unit 1	556
5-304-3	Unit 3	678
5-304-6	Unit 6	537
5-304-9	Unit 9	354
5-304-10	Unit 10	213
Grand Total		2,864





Floorplan - first floor

Lease Area Calculation First Floor		
No.	Name	Gross Unit Area (m ²)
5-304-1	Unit 1	526
5-304-2	Unit 2	556
5-304-5	Unit 5	690
5-304-7	Unit 7	213
5-304-8	Unit 8	325
5-304-12	Unit 12	567
Grand Total		2,877



Contact us



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