



WELCOME TO

Birkemosevej 9B

6000 KOLDING

Key facts

Address	Birkemosevej 9B
Postal code/city	DK, 6000, Kolding
Title no	20g Nr. Bjert By, Nr. Bjert
Year of construction	1999 /2010
Plot Area	5868 m ²
Building Area (GLA)	983 m ²
Main use(s)	Office
Estimated Rent	DKK 840,000



Property Overview

The property is a 2 levels office building, constructed in 1999. Including more than 980 m², is leased to a single tenant, GLS.

Internally, the property features a nice interior design with a good daylight inflow due to skylights in the lobby area as to large windows.

Office areas benefit from vast daylight inflow due to the large windows and a relatively open layout, with glass partition walls.

The property is part of a business park, located 4.4km north-east from Kolding center, in a commercial area with a predominance of office building.

The area has easy access, via Fynsvej, to both E20 and E45, that are far 1km from the property. Fynsvej also connects the property to the city center, that is around 10 min far by car.

Close to the property, there is Kolding Storecenter, one of Jutland's largest regional shopping center.

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

With around 60000 inhabitants, Kolding is Denmark's 7th largest town, part of the so-called Triangle Region. Next to Copenhagen and Aarhus, the region is the strongest growth center in Denmark.

Location

[See location online](#)



Politistation

Birkemosevej 9B

GABBA

Nr Bjertvej

Birkemosevej

Ketcher Center

4,4 km to
C Bldg 100

IBC Innovationsfabrikken

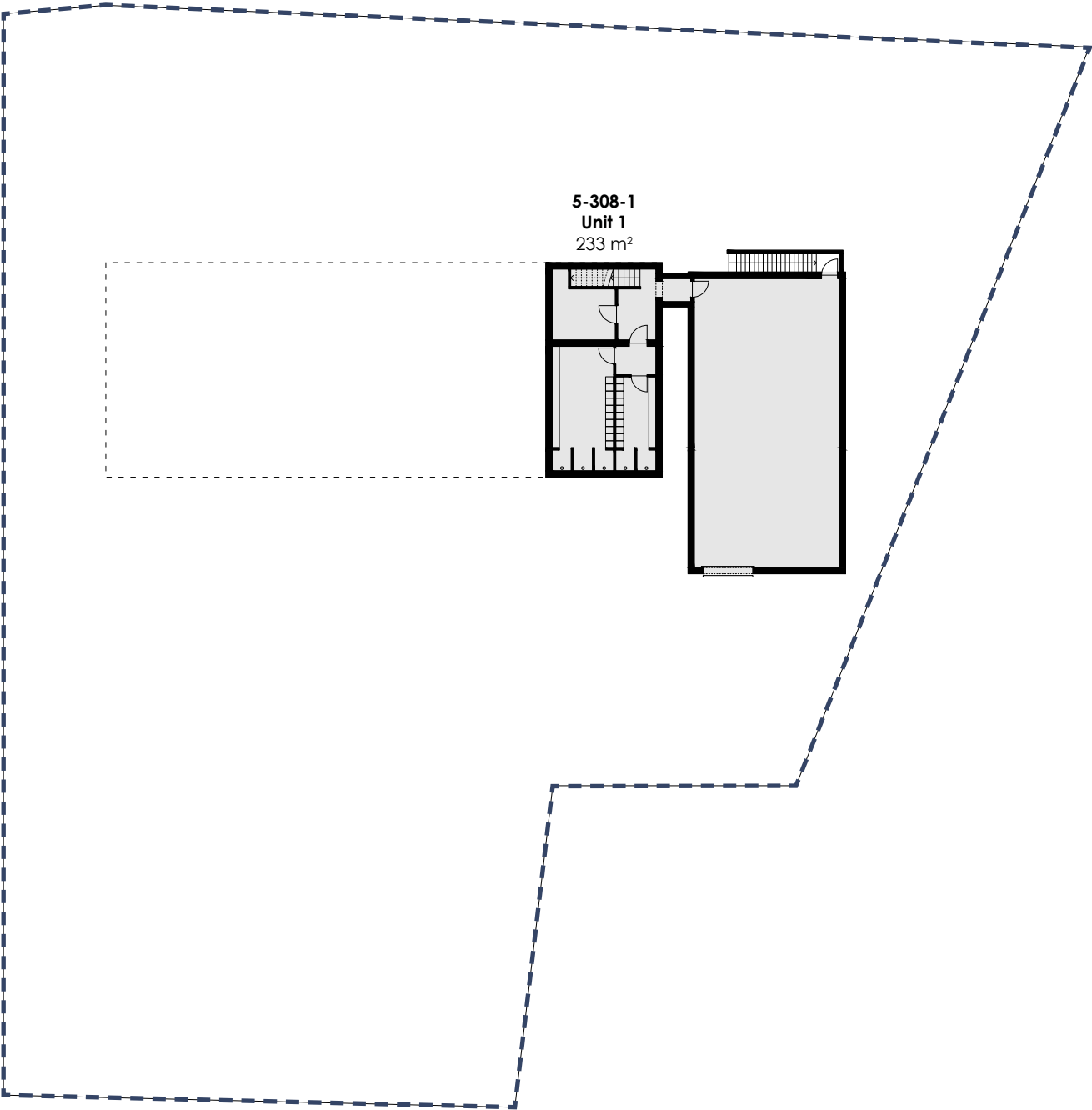
Property pictures



Floorplan - basement



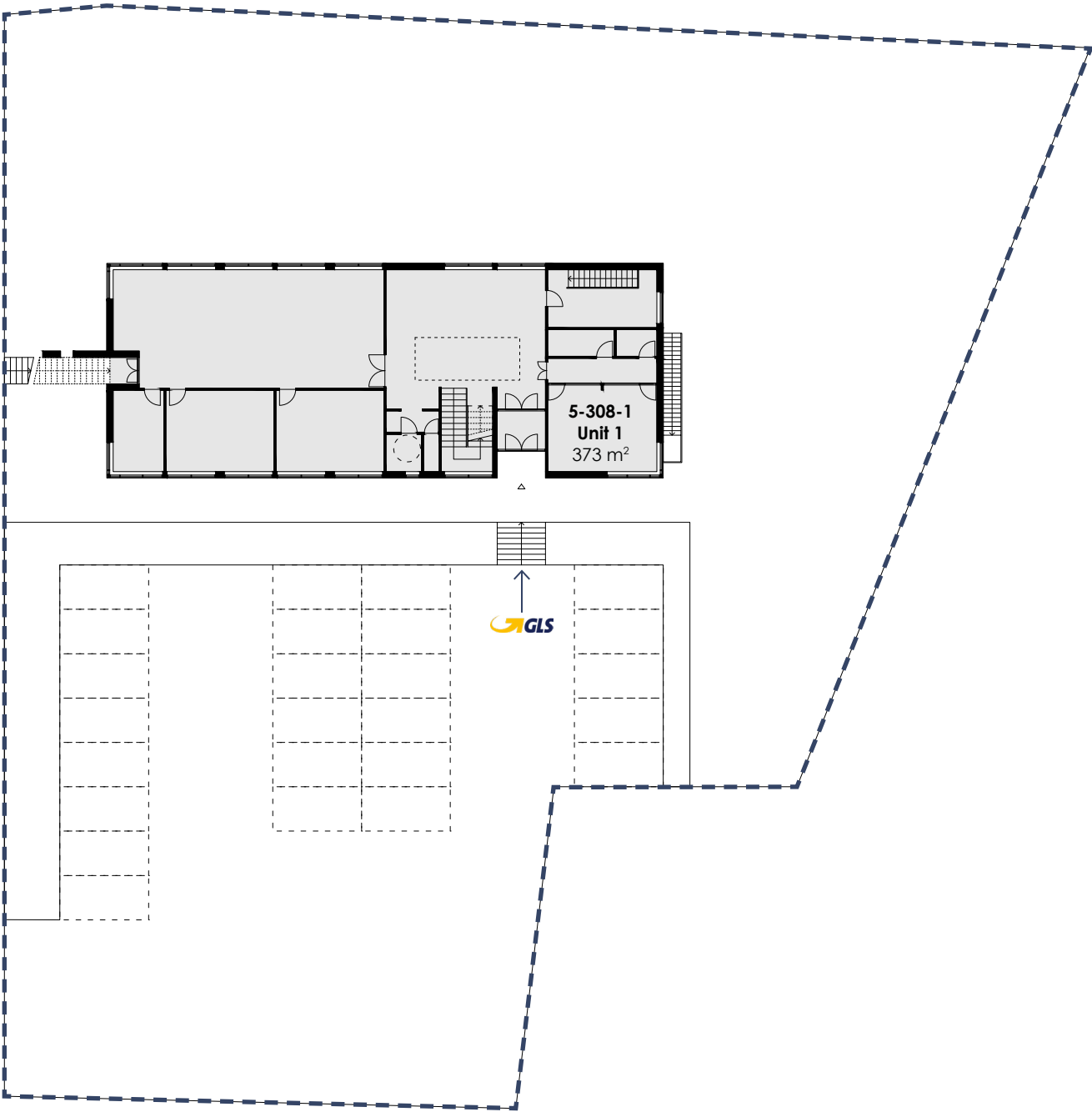
Lease Area Calculation Basement		
No.	Name	Gross Unit Area (m ²)
	Storage	154
5-308-1	Unit 1	79
Grand Total		233



Floorplan - ground floor



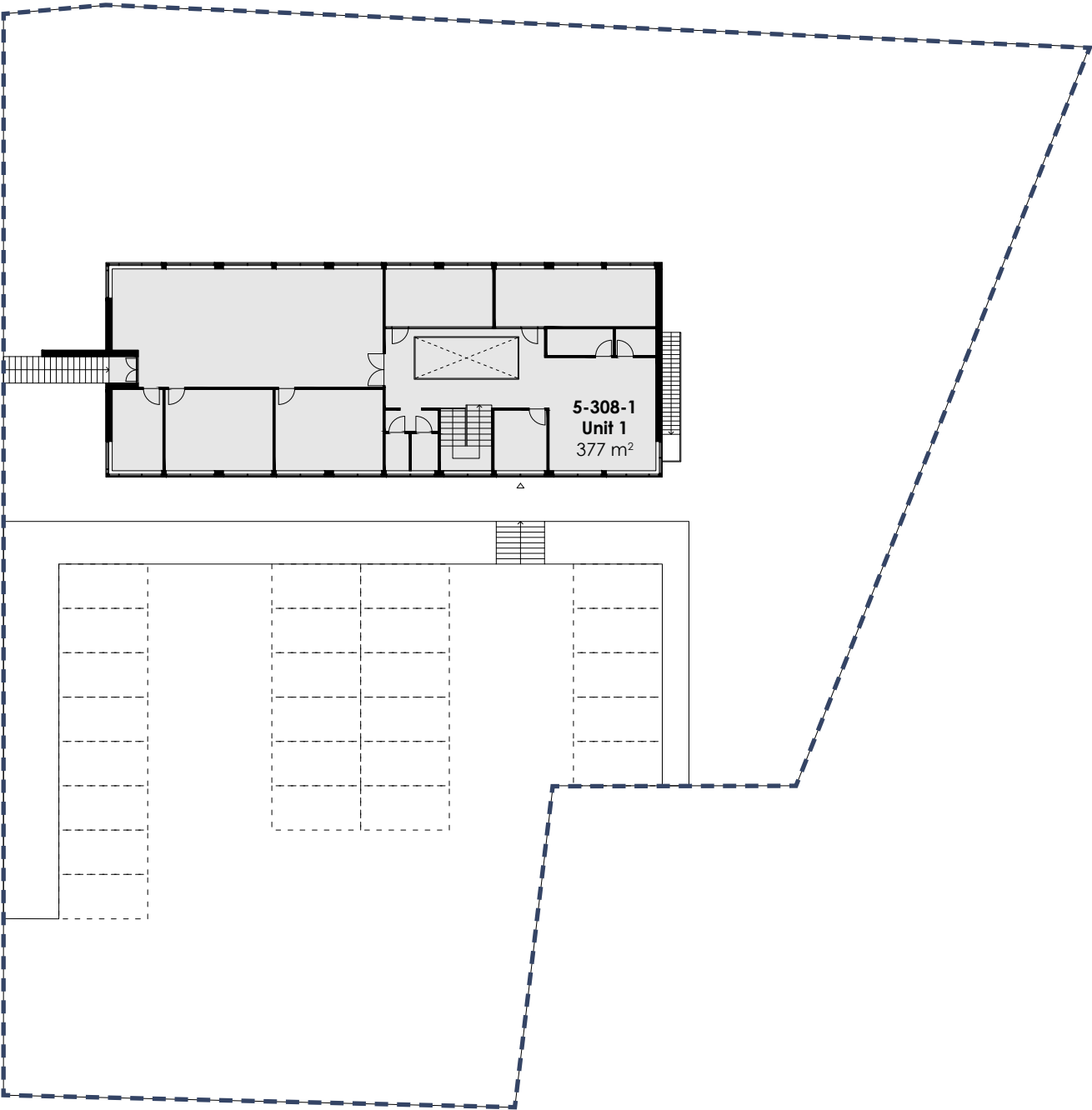
Lease Area Calculation Ground Floor		
No.	Name	Gross Unit Area (m ²)
5-308-1	Unit 1	373
Grand Total		373



Floorplan - first floor



Lease Area Calculation First Floor		
No.	Name	Gross Unit Area (m ²)
5-308-1	Unit 1	377
Grand Total		377



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

