



WELCOME TO

# Dæmningen 34A

7100 VEJLE



## Key facts

Address	Dæmningen 34A
Postal code/city	DK, 7100, Vejle
Title no	258 Vejle Bygrunde
Year of construction	1877/1996
Plot Area	1788 m <sup>2</sup>
Building Area (GLA)	3957 m <sup>2</sup>
Main use(s)	Retail - Residential
Estimated Rent	DKK 3,750,000



## Property Overview

Originally built in 1877 and redeveloped in 1996, the property includes around 3900 m<sup>2</sup> mixed-use residential, office and retail space, with four residential units, an office unit currently let to Comtext, two retail units currently let to Zwei Grosse and Folkekirkens Nødhjælp (DanChurchAid).

The property holds a large commercial unit of 1800 m<sup>2</sup> in total as well, occupied by Fitness World. Furthermore, it is possible to change the usage from office to residential.

The property is located in central Vejle, less than 100m s from Vejle train station and the pedestrian high street, Søndergade. Thanks to the property's attractive location, the shop units in the property benefit from good exposure and high flow of people.

Parking facilities are available in the courtyard of the property and in neighboring streets and parking lots.

From the property it is less than 500m to Fredericiavej, connecting to the E45 highway in one direction and bound for Billund in the other.

With around 58,000 inhabitants, Vejle is Denmark's 9th largest town and 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](#)



Vejle Rådhus

Kirkegade

Vejle Kommune

Dæmningen

Dæmningen 34A

Vejle St.

Havnegade

Gamle Kirkegård

0.5 km to Fredericavej

# Property pictures





## Floorplan - ground floor

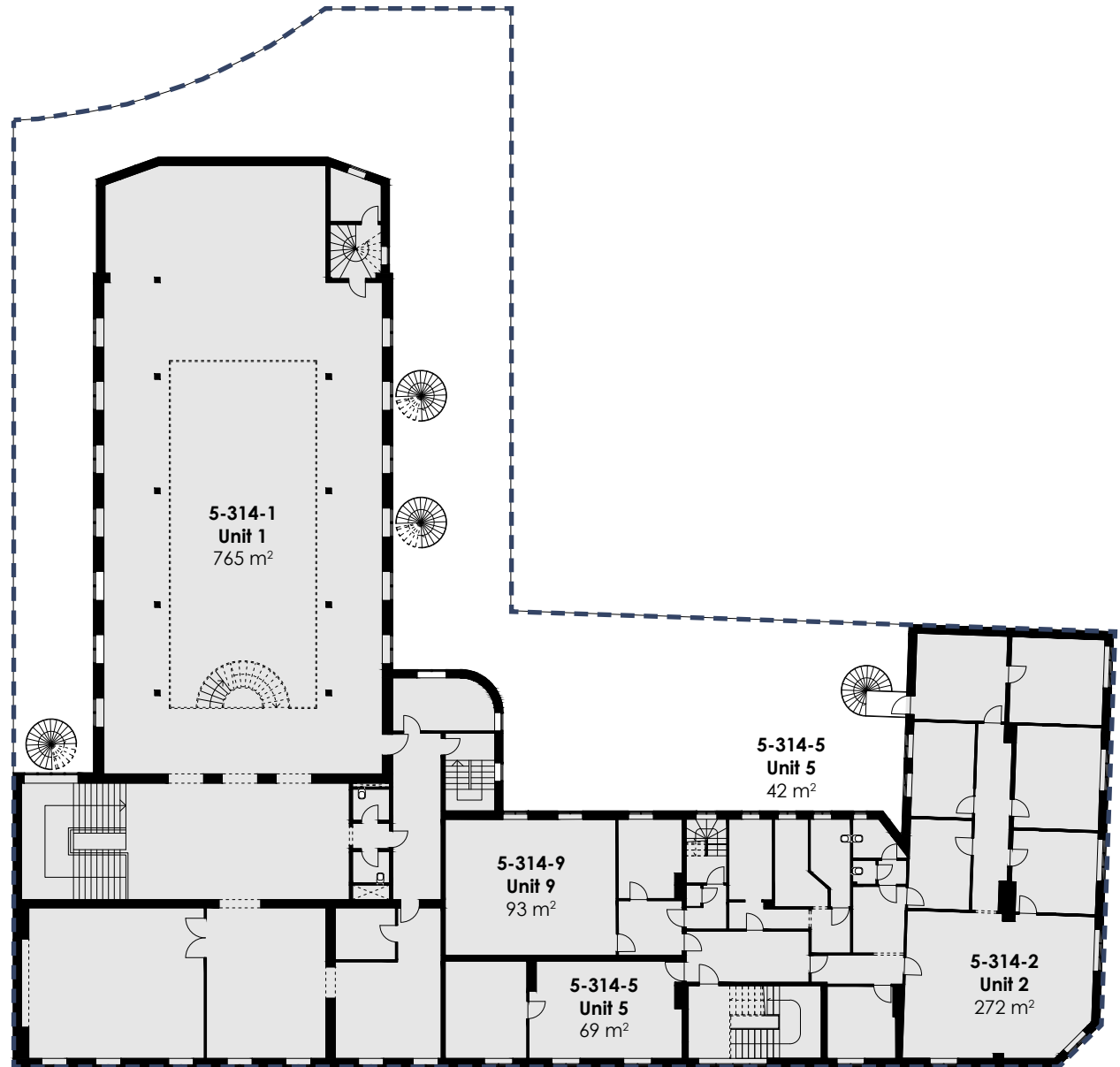
Lease Area Calculation Ground Floor		
No.	Name	Gross Unit Area (m <sup>2</sup> )
5-314-1	Unit 1	317
5-314-1	Unit 1	88
5-314-6	Unit 6	317
5-314-7	Unit 7	435
<i>Grand Total</i>		<b>1,157</b>





## Floorplan - first floor

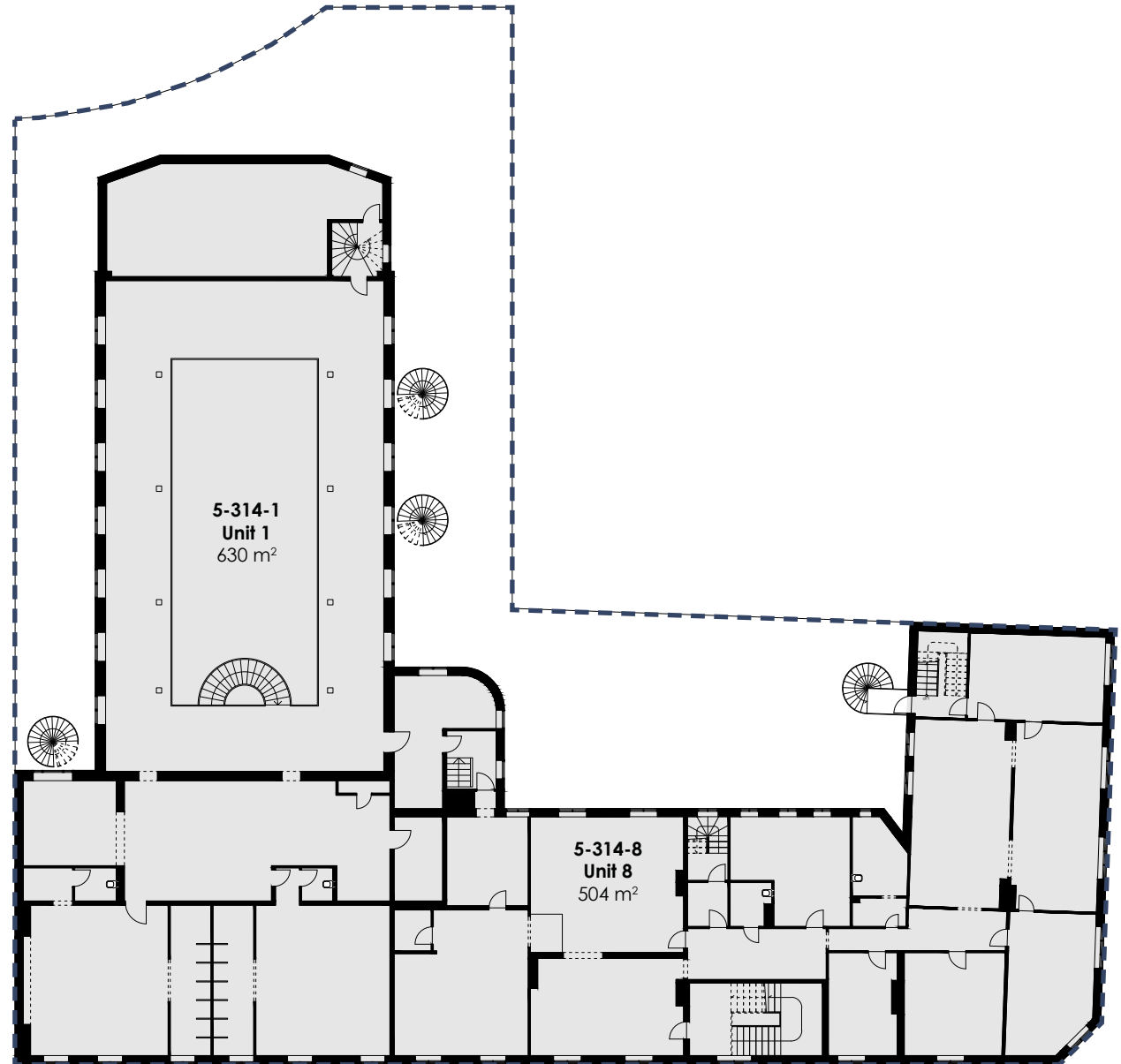
Lease Area Calculation First Floor		
No.	Name	Gross Unit Area (m <sup>2</sup> )
5-314-1	Unit 1	765
5-314-2	Unit 2	272
5-314-5	Unit 5	69
5-314-5	Unit 5	42
5-314-9	Unit 9	93
<b>Grand Total</b>		<b>1,241</b>





## Floorplan - second floor

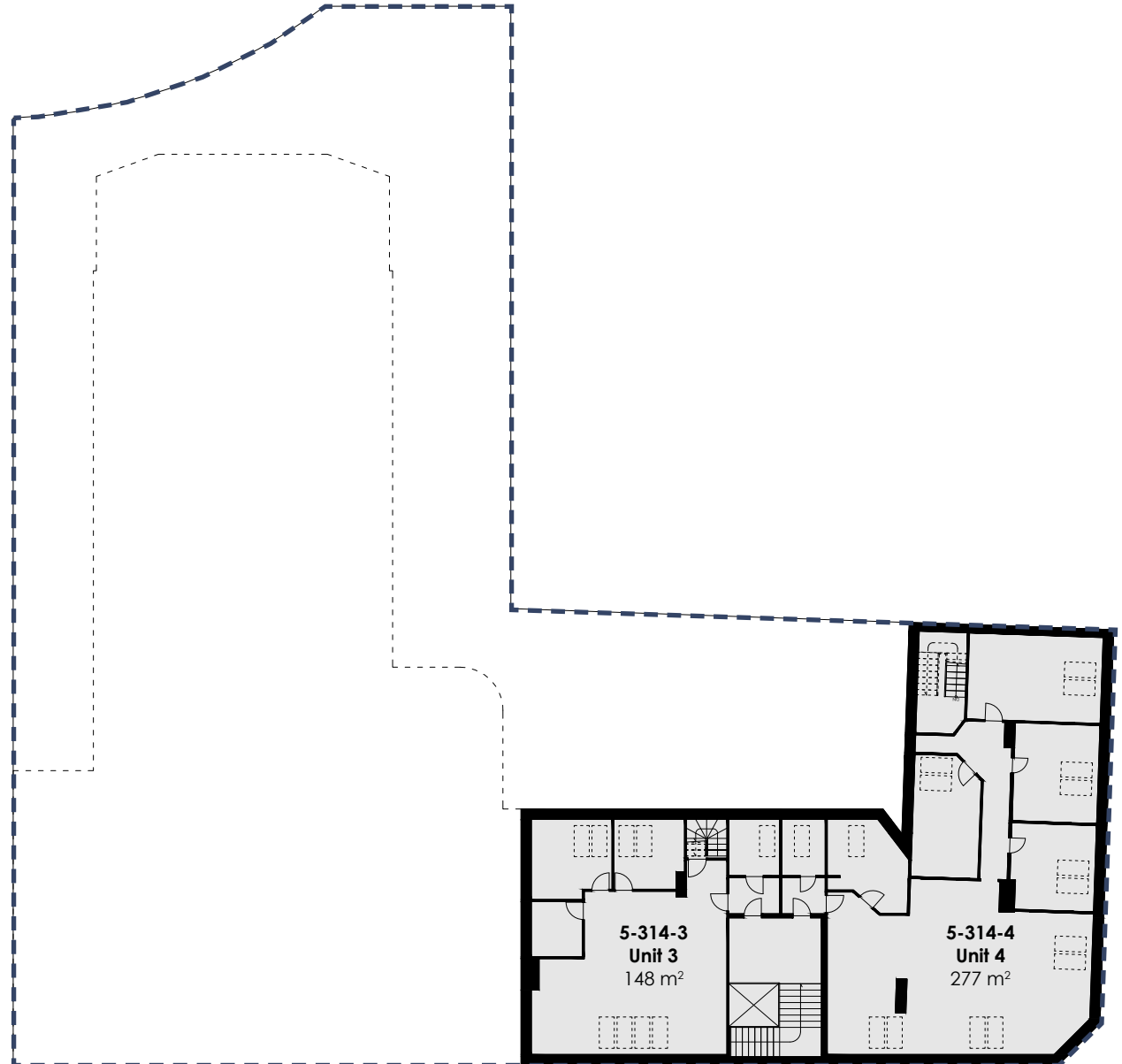
Lease Area Calculation Second Floor		
No.	Name	Gross Unit Area (m <sup>2</sup> )
5-314-1	Unit 1	630
5-314-8	Unit 8	505
<i>Grand Total</i>		<b>1,135</b>





## Floorplan - third floor

Lease Area Calculation Third Floor		
No.	Name	Gross Unit Area (m <sup>2</sup> )
5-314-3	Unit 3	148
5-314-4	Unit 4	277
<i>Grand Total</i>		<b>425</b>





## Contact us



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