



WELCOME TO

# Femøvej 3

4700 NÆSTVED



## Key facts

|                      |                         |
|----------------------|-------------------------|
| Address              | Femøvej 3               |
| Postal code/city     | DK, 4700, Næstved       |
| Title no             | 194n Næstved Markjorder |
| Year of construction | 2007                    |
| Plot Area            | 8514 m <sup>2</sup>     |
| Building Area (GLA)  | 5799 m <sup>2</sup>     |
| Main use(s)          | Office                  |
| Estimated Rent       | DKK 4,850,000           |



## Property Overview

The property consists in 2 buildings: the first one was built in 1870 and in 2007 a new building was added to it.

The new construction is made of 5 new floors (from ground to forth) and is connected to the existing building with a 2 levels glass cube that works as main entrance and foyer.

The property consists of 5799 m<sup>2</sup> in total and is currently leased to Erhvervsakademi Sjælland. There is also possibility to rent the property to different companies. Parking facilities are available to tenants and possible visitors/customers in the property's plot.

The property is located in the outskirts of Næstved, facing on one side the harbor with the canal and on the other side a dense residential area, mostly made by small houses.

The property is around 1km far from Næstved station and, in terms of highway access, it is around 2km to the Østre Ringvej, linked to Ringvejen, connecting to Slagelse and Vordingborg as well as the eastbound E47 highway and the northbound E20.

With around 45,000 inhabitants, Næstved is the largest town in southern Zealand and the 15th largest town in the whole country.



# Location

[See location online](#)

Næstved Havn

Det Maritime  
Aktivitetscenter  
Suså Havn

1 km to  
Næstved St.

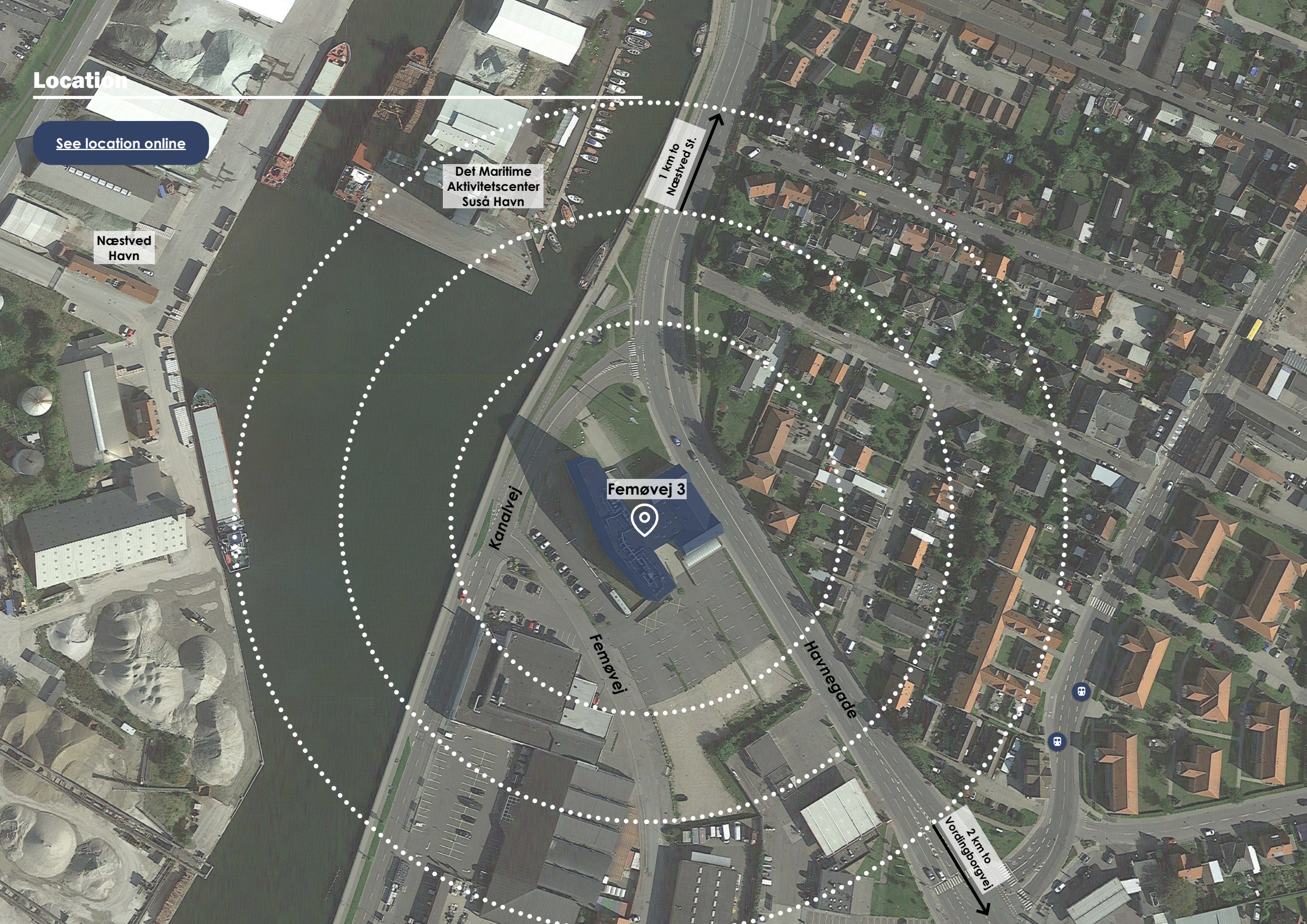
Femøvej 3

Kanalvej

Femøvej

Havnegade

2 km to  
Vordingborgvej





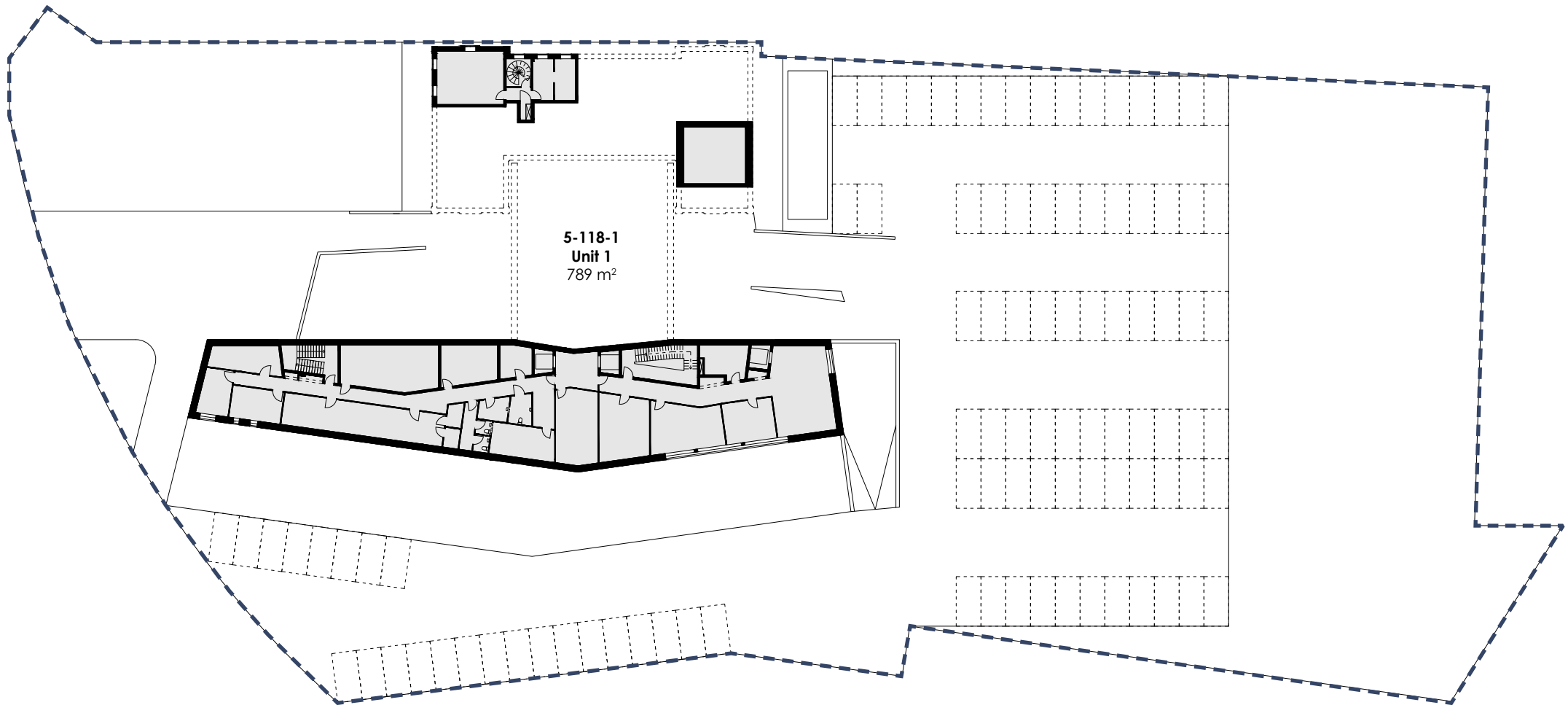
# Property pictures





# Floorplan - basement

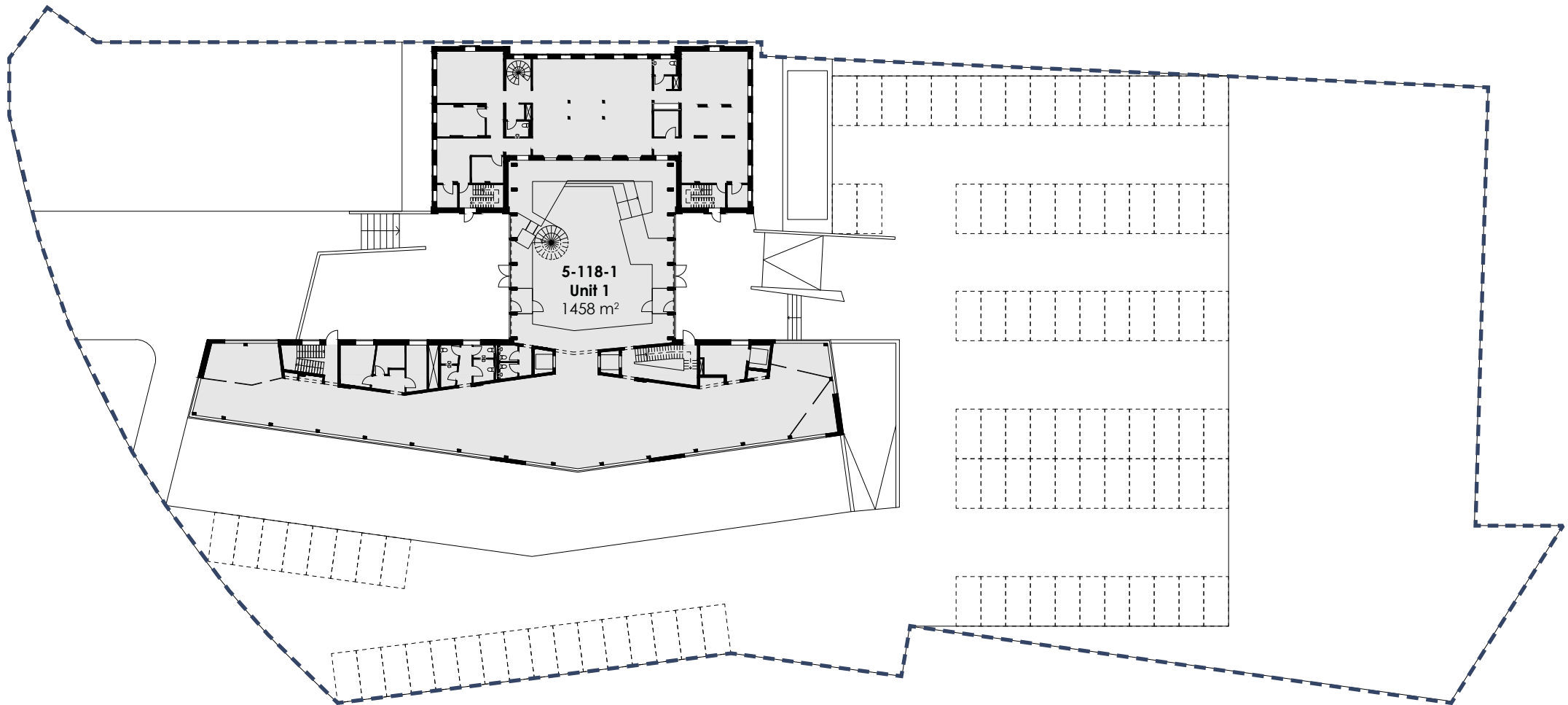
| Lease Area Calculation<br>Basement |        |                                   |
|------------------------------------|--------|-----------------------------------|
| No.                                | Name   | Gross Unit Area (m <sup>2</sup> ) |
| 5-118-1                            | Unit 1 | 789                               |
| <i>Grand Total</i>                 |        | <b>789</b>                        |





## Floorplan - ground floor

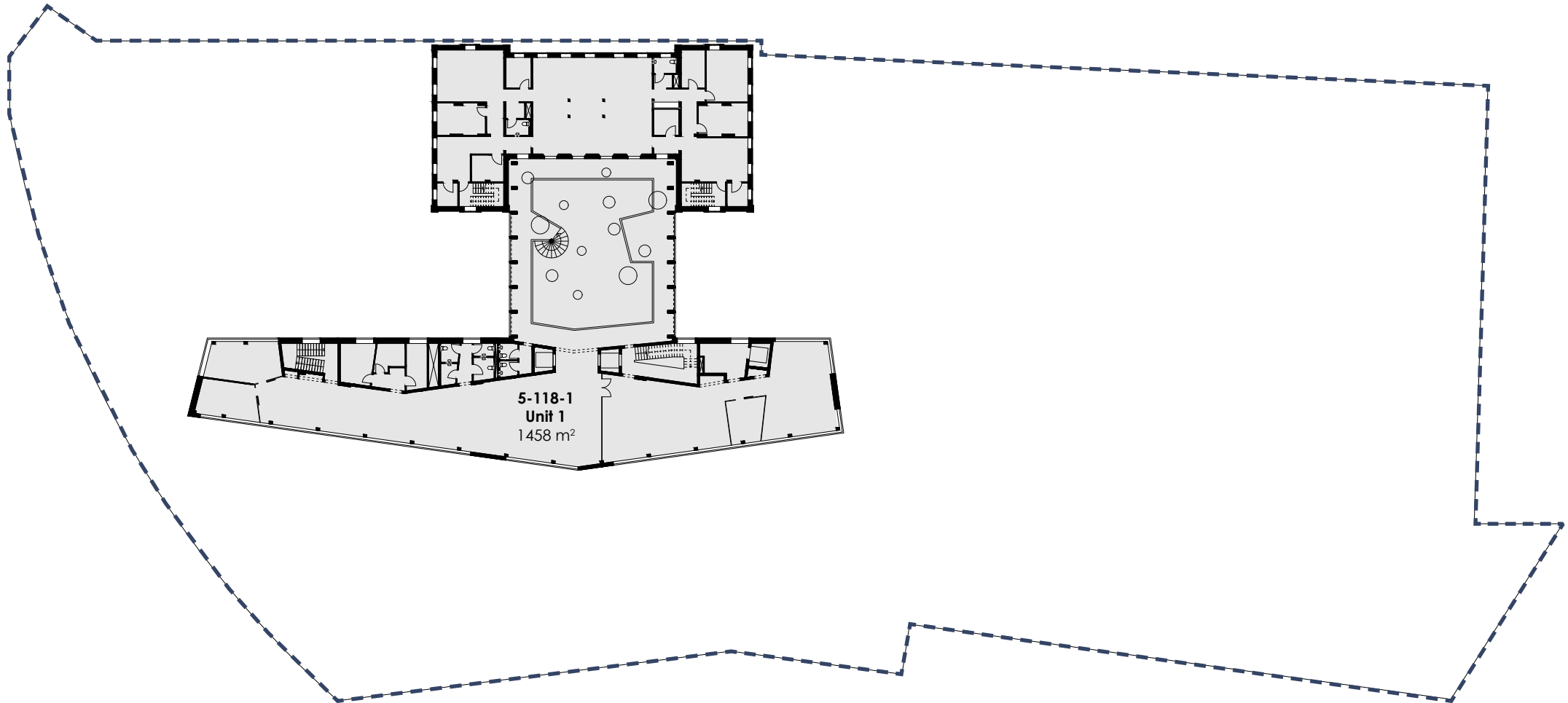
| Lease Area Calculation<br>Ground Floor |        |                                   |
|--|--------|-----------------------------------|
| No.                                    | Name   | Gross Unit Area (m <sup>2</sup> ) |
| 5-118-1                                | Unit 1 | 1458                              |
| <i>Grand Total</i>                     |        | <b>1,458</b>                      |





## Floorplan - first floor

| Lease Area Calculation<br>First Floor |        |                                   |
|---------------------------------------|--------|-----------------------------------|
| No.                                   | Name   | Gross Unit Area (m <sup>2</sup> ) |
| 5-118-1                               | Unit 1 | 1458                              |
| <i>Grand Total</i>                    |        | <b>1,458</b>                      |

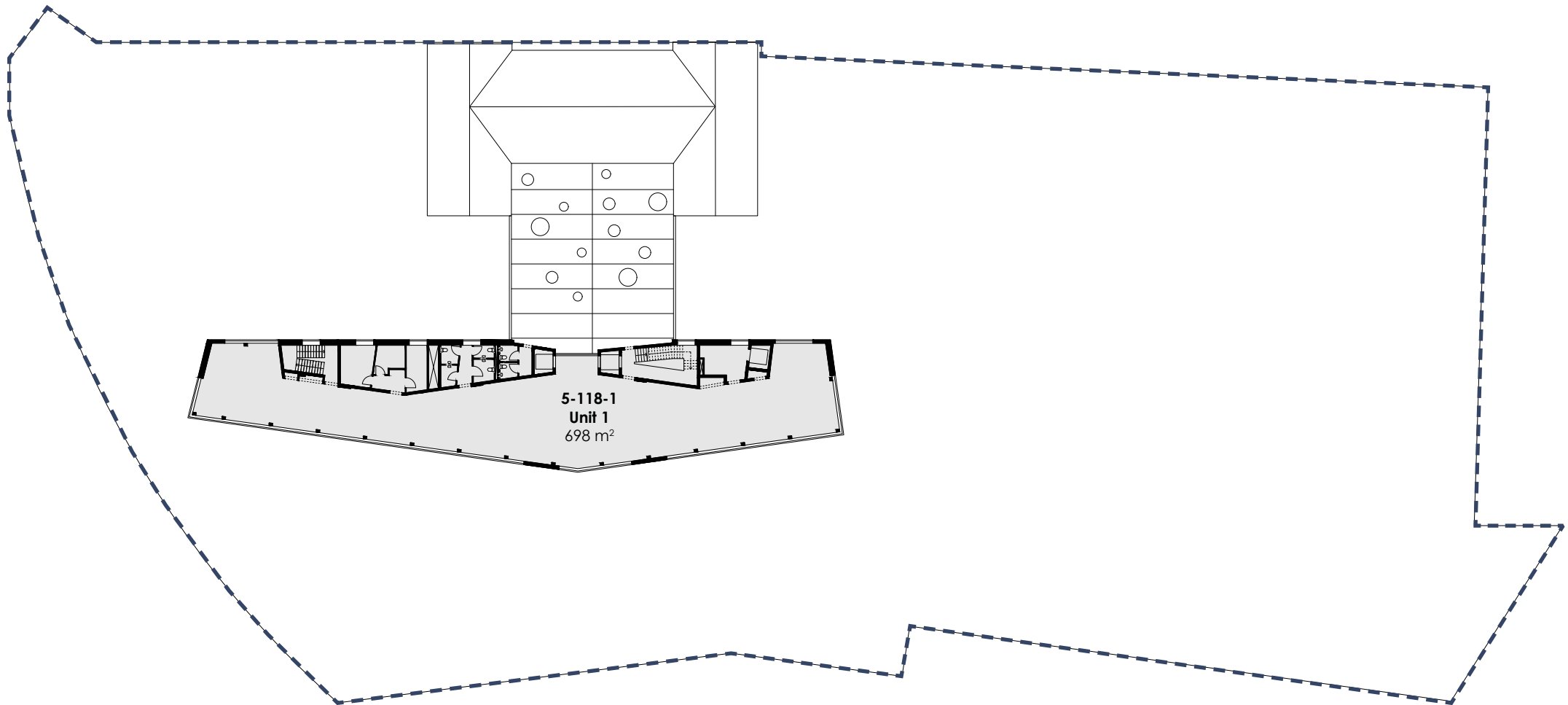






## Floorplan - second floor

| Lease Area Calculation<br>Second Floor |        |                                   |
|--|--------|-----------------------------------|
| No.                                    | Name   | Gross Unit Area (m <sup>2</sup> ) |
| 5-118-1                                | Unit 1 | 698                               |
| <i>Grand Total</i>                     |        | <b>698</b>                        |

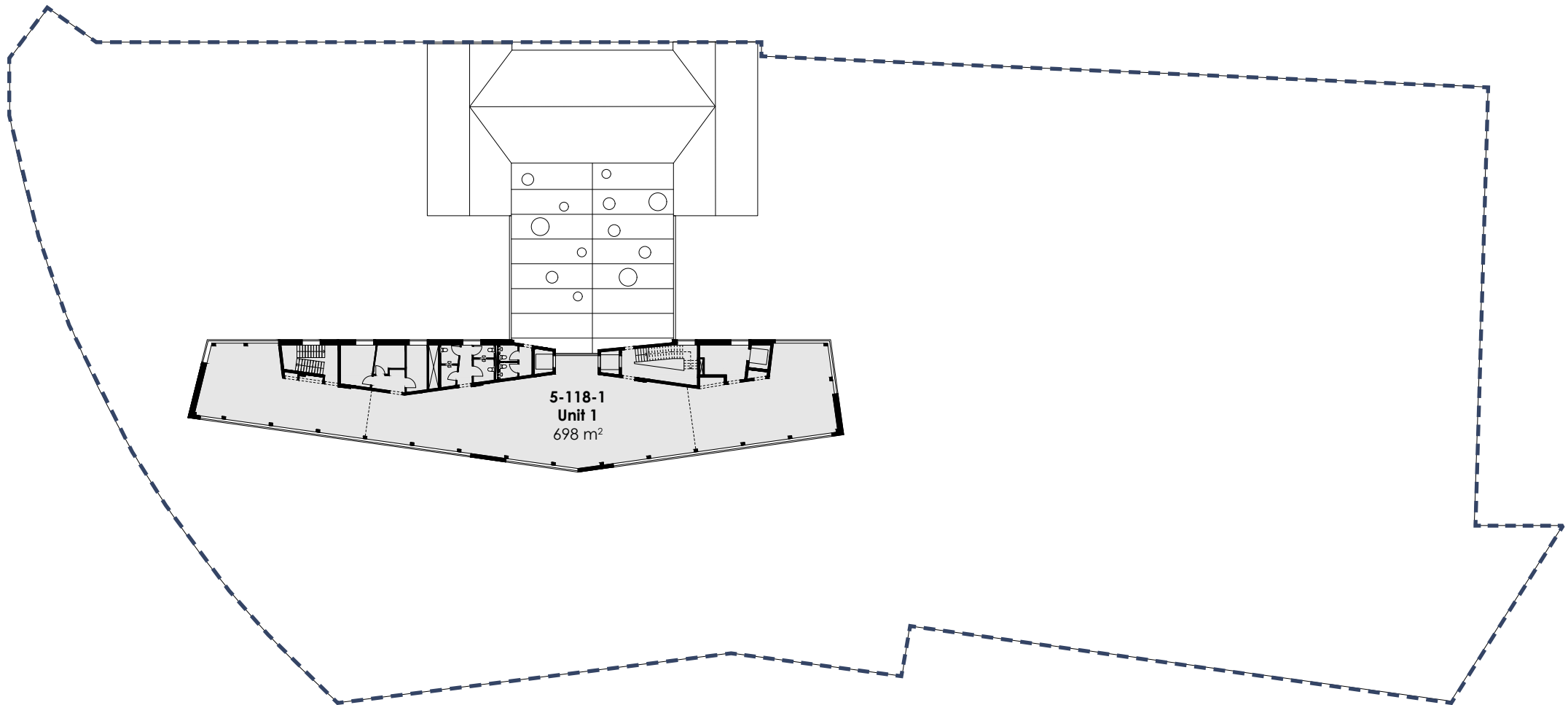






## Floorplan - third floor

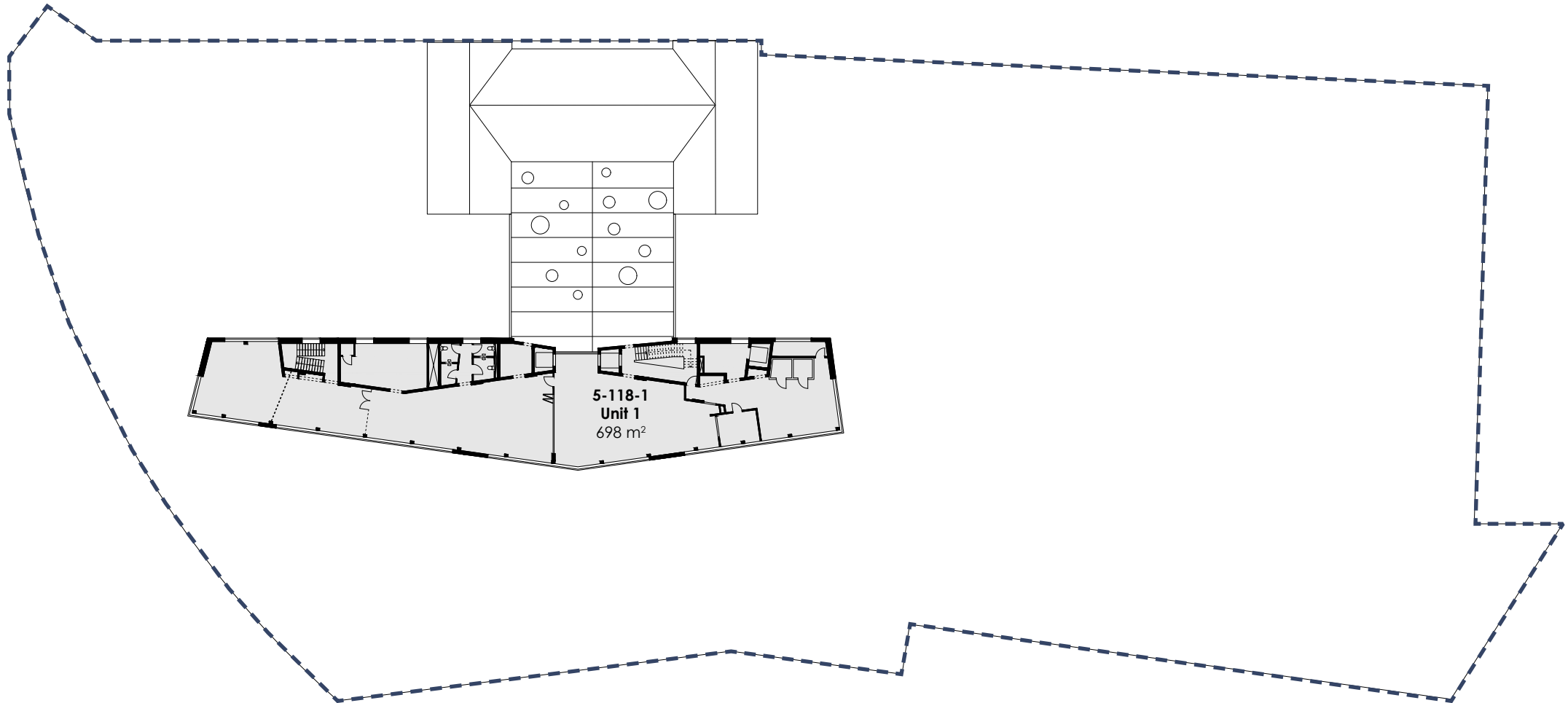
| Lease Area Calculation<br>Third Floor |        |                                   |
|---------------------------------------|--------|-----------------------------------|
| No.                                   | Name   | Gross Unit Area (m <sup>2</sup> ) |
| 5-118-1                               | Unit 1 | 698                               |
| <i>Grand Total</i>                    |        | <b>698</b>                        |





## Floorplan - fourth floor

| Lease Area Calculation<br>Fourth Floor |        |                                   |
|--|--------|-----------------------------------|
| No.                                    | Name   | Gross Unit Area (m <sup>2</sup> ) |
| 5-118-1                                | Unit 1 | 698                               |
| <i>Grand Total</i>                     |        | <b>698</b>                        |





## Contact us



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