



WELCOME TO

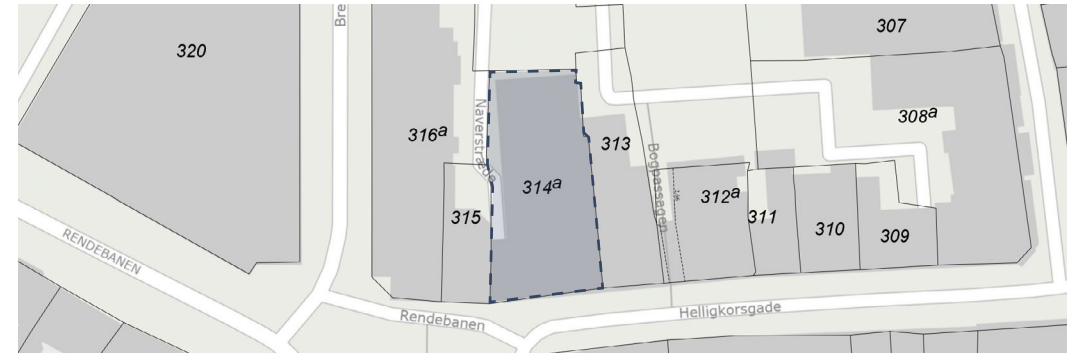
Helligkorsgade 1

6000 KOLDING



Key facts

Address	Helligkorsgade 1
Postal code/city	DK, 6000, Kolding
Title no	314a Kolding Bygrunde
Year of construction	1900
Plot Area	687 m ²
Building Area (GLA)	1882 m ²
Main use(s)	Retail - Residential
Estimated Rent	DKK 2,050,000



Property Overview

Built in 1990 and redeveloped in 1997, the property comprises around 1880 m² mixed-use residential and retail space, distributed over 18 small apartments, 4 residential units with an average size of 69 m² as well as two shop units on the ground floor. One of the retail premises is let to hardware retailer Kop & Kande.

Situated in the central part of the main pedestrian/high street of Kolding, in proximity of Kolding train station (600m), the property benefits from an excellent and central location both in terms of retail and residential use.

Due to its high-street location, the property benefits from strong exposure. For residents in the property the location means easy access to the vibrant offering of shops, cafés and restaurants in the town center.

Parking is available to tenants and possible visitors/ customers in the backyard of the property. In terms of highway access, it is 6.5 km to the E45, connecting to the northbound E20.

With around 61,000 inhabitants, Kolding ranks as Denmark's 7th largest town. It is situated on the east coast of the Jutland peninsula, in the Southern Denmark Region. Kolding is the largest town in the Triangle Region, ahead of Vejle and Fredericia.

Location

[See location online](#)

Koldinghus

Kolding Rådhus

Bredgade

Helligkorsgade 1

Rendebanen

Helligkrosgade

0.6 km to Kolding St.

6.5 km to highway E45



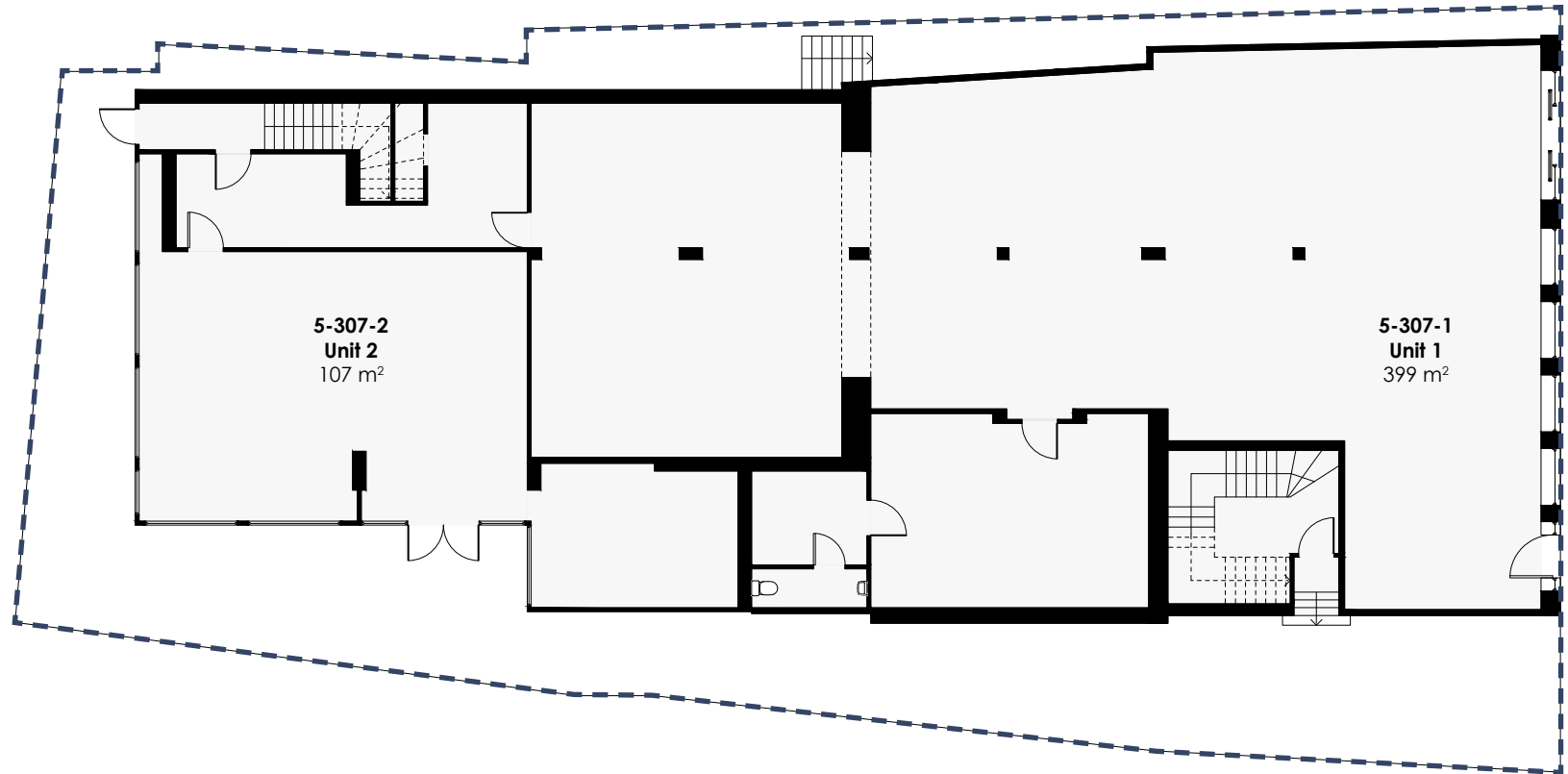
Property pictures





Floorplan - ground floor

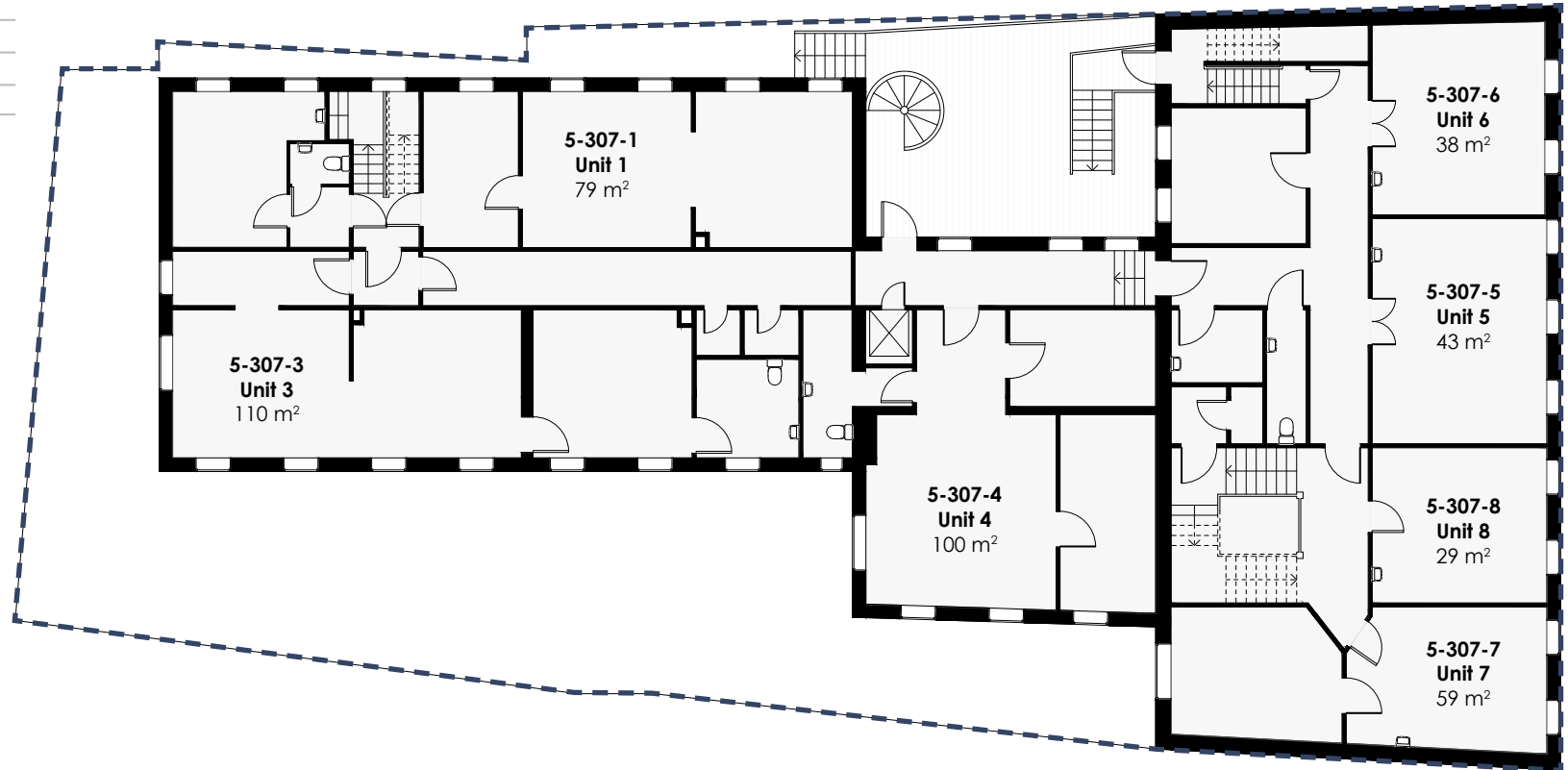
Lease Area Calculation Ground Floor		
No.	Name	Gross Unit Area (m ²)
5-307-1	Unit 1	399
5-307-2	Unit 2	107
<i>Grand Total</i>		506





Floorplan - first floor

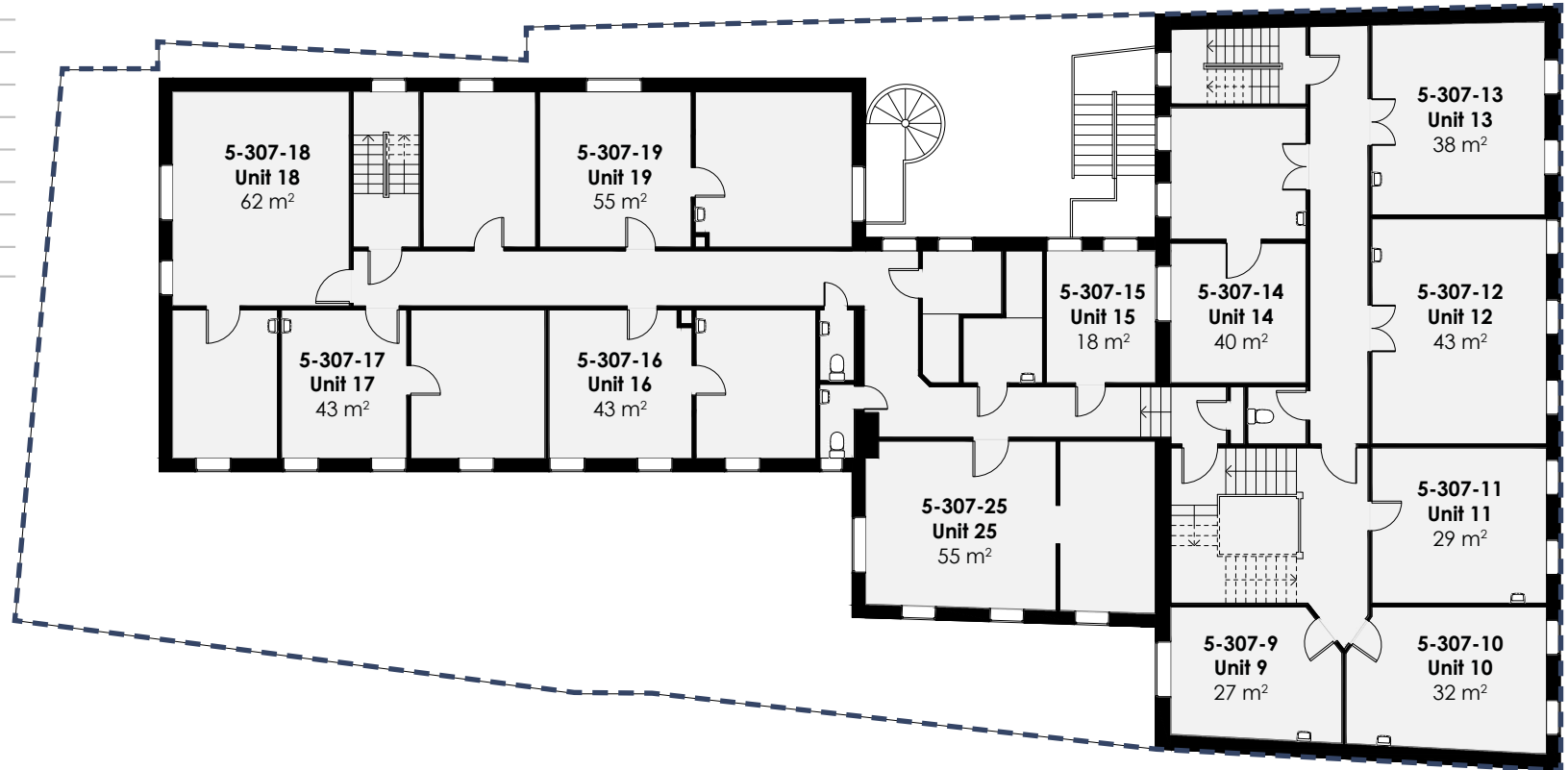
Lease Area Calculation First Floor		
No.	Name	Gross Unit Area (m ²)
5-307-1	Unit 1	79
5-307-3	Unit 3	110
5-307-4	Unit 4	100
5-307-5	Unit 5	43
5-307-6	Unit 6	38
5-307-7	Unit 7	59
5-307-8	Unit 8	29
Grand Total		458





Floorplan - second floor

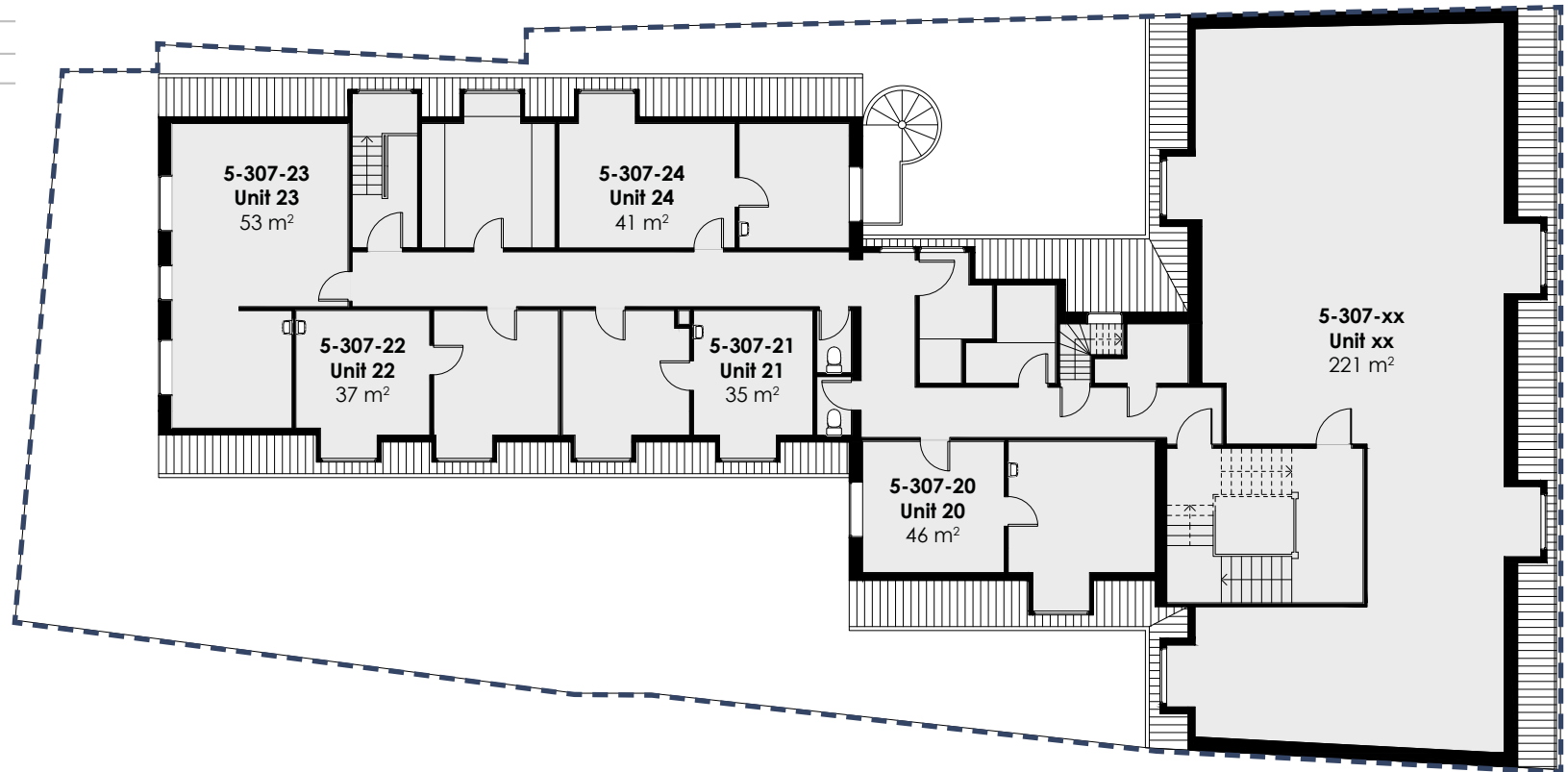
Lease Area Calculation Second Floor		
No.	Name	Gross Unit Area (m ²)
5-307-9	Unit 9	27
5-307-10	Unit 10	32
5-307-11	Unit 11	29
5-307-12	Unit 12	43
5-307-13	Unit 13	38
5-307-14	Unit 14	40
5-307-15	Unit 15	18
5-307-16	Unit 16	43
5-307-17	Unit 17	43
5-307-18	Unit 18	62
5-307-19	Unit 19	55
5-307-25	Unit 25	55
Grand Total		485





Floorplan - third floor

Lease Area Calculation Third Floor		
No.	Name	Gross Unit Area (m ²)
5-307-20	Unit 20	46
5-307-21	Unit 21	35
5-307-22	Unit 22	37
5-307-23	Unit 23	53
5-307-24	Unit 24	41
5-307-XX	Unit XX	221
Grand Total		433



Contact us



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[Check our website](#)

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