



WELCOME TO

Jernbanegade 33 - 35

6000 KOLDING



Key facts

Address	Jernbanegade 33-35
Postal code/city	DK, 6000, Kolding
Title no	427c Kolding Bygrunde
Year of construction	1904
Plot Area	1243 m ²
Building Area (GLA)	3163 m ²
Main use(s)	Retail - Residential
Estimated Rent	DKK 2,700,000



Property Overview

Originally built in 1904 and redeveloped in 1997, the property comprises more than 3100 m² mixed-use residential, office and retail space.

The residential component accounts for 1627 m² in total, distributed over 13 residential units and 8 rooms.

The property's commercial component includes three shop units, currently let to Syddansk Hørelinik, the Municipality of Kolding and Sailors Ink Kolding. In addition, the basement holds 637 m² of storage space.

The property is located in the center of Kolding, around 100m from Kolding train station and 200-300m from the landmark site of Koldinghus, a former royal castle originally dating from the 13th century, and the attractive castle lake, Slotssøen.

Parking facilities are available to tenants and possible visitors/customers in the property's backyard.

In terms of highway access, it is around 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](#)



Property pictures

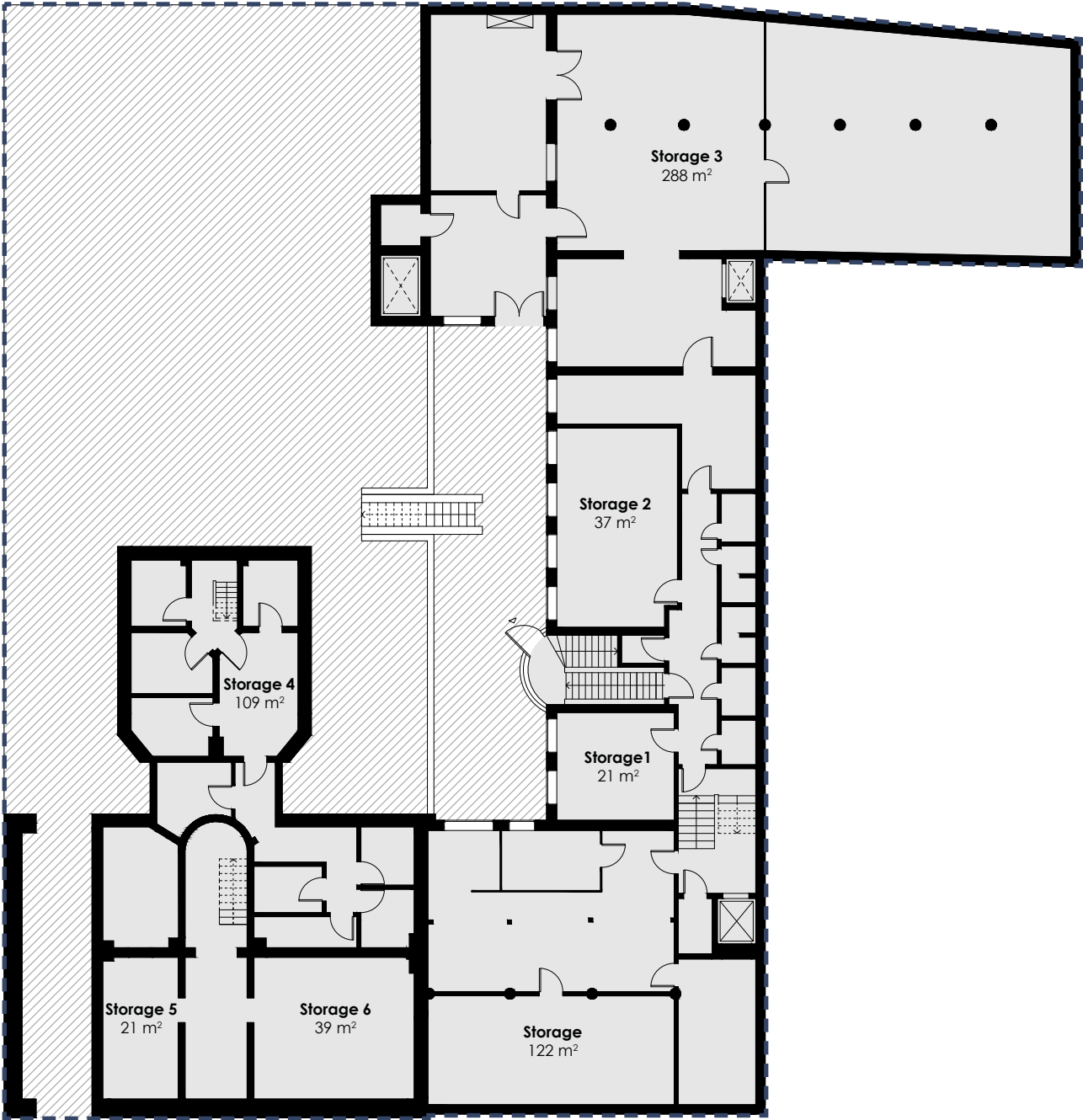


Floorplan - basement



Lease Area Calculation Basement - n. 35		
No.	Name	Gross Unit Area (m ²)
	Storage	122
	Storage 1	21
	Storage 2	37
	Storage 3	288
Grand Total		468

Lease Area Calculation Basement - n. 33		
No.	Name	Gross Unit Area (m ²)
	Storage 4	109
	Storage 5	21
	Storage 6	39
Grand Total		169

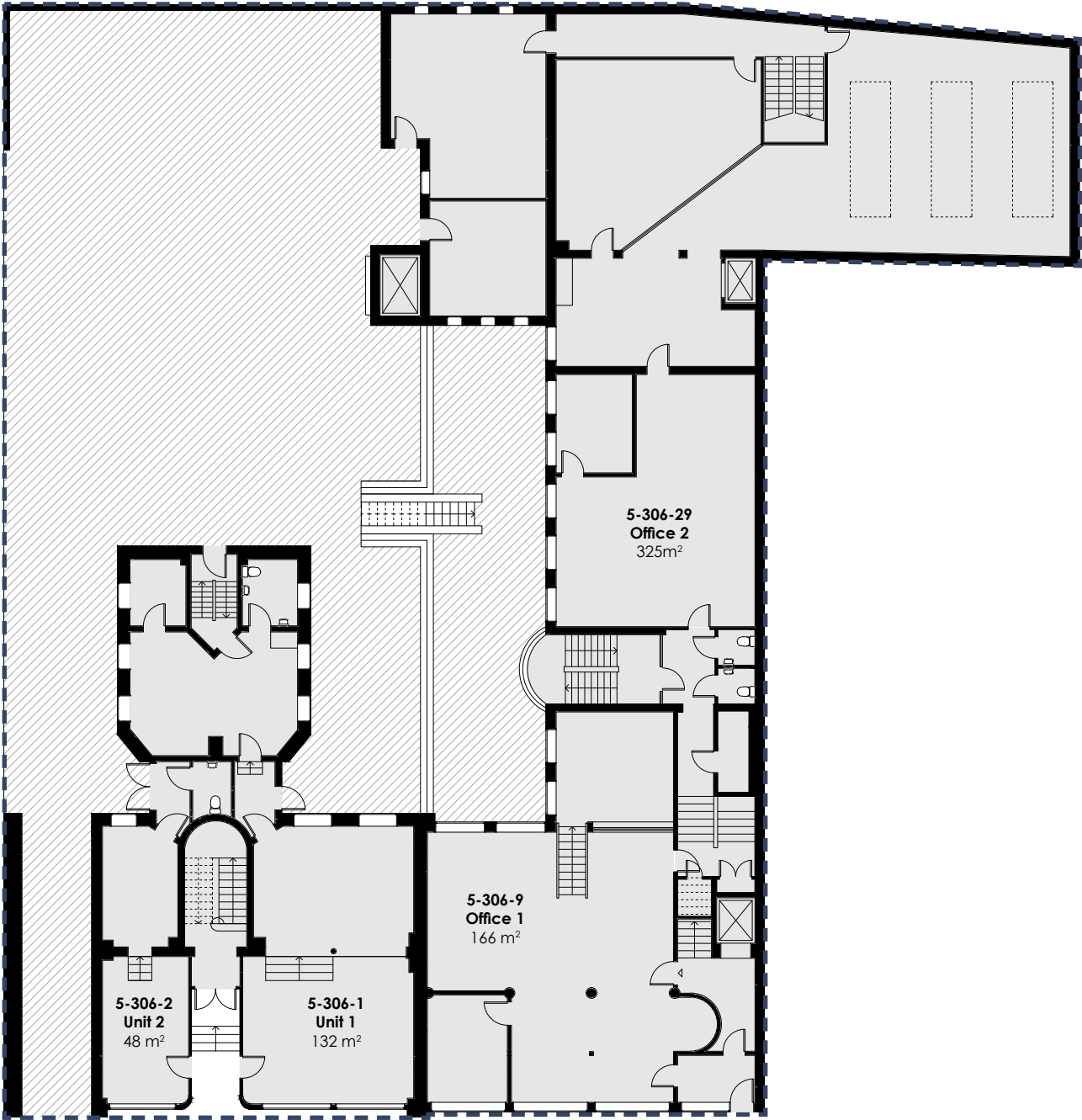


Floorplan - ground floor



Lease Area Calculation Ground Floor - n. 35		
No.	Name	Gross Unit Area (m ²)
5-306-9	Office 1	166
5-306-29	Office 2	325
Grand Total		491

Lease Area Calculation Ground Floor - n. 33		
No.	Name	Gross Unit Area (m ²)
5-306-1	Unit 1	132
5-306-2	Unit 2	48
Grand Total		180





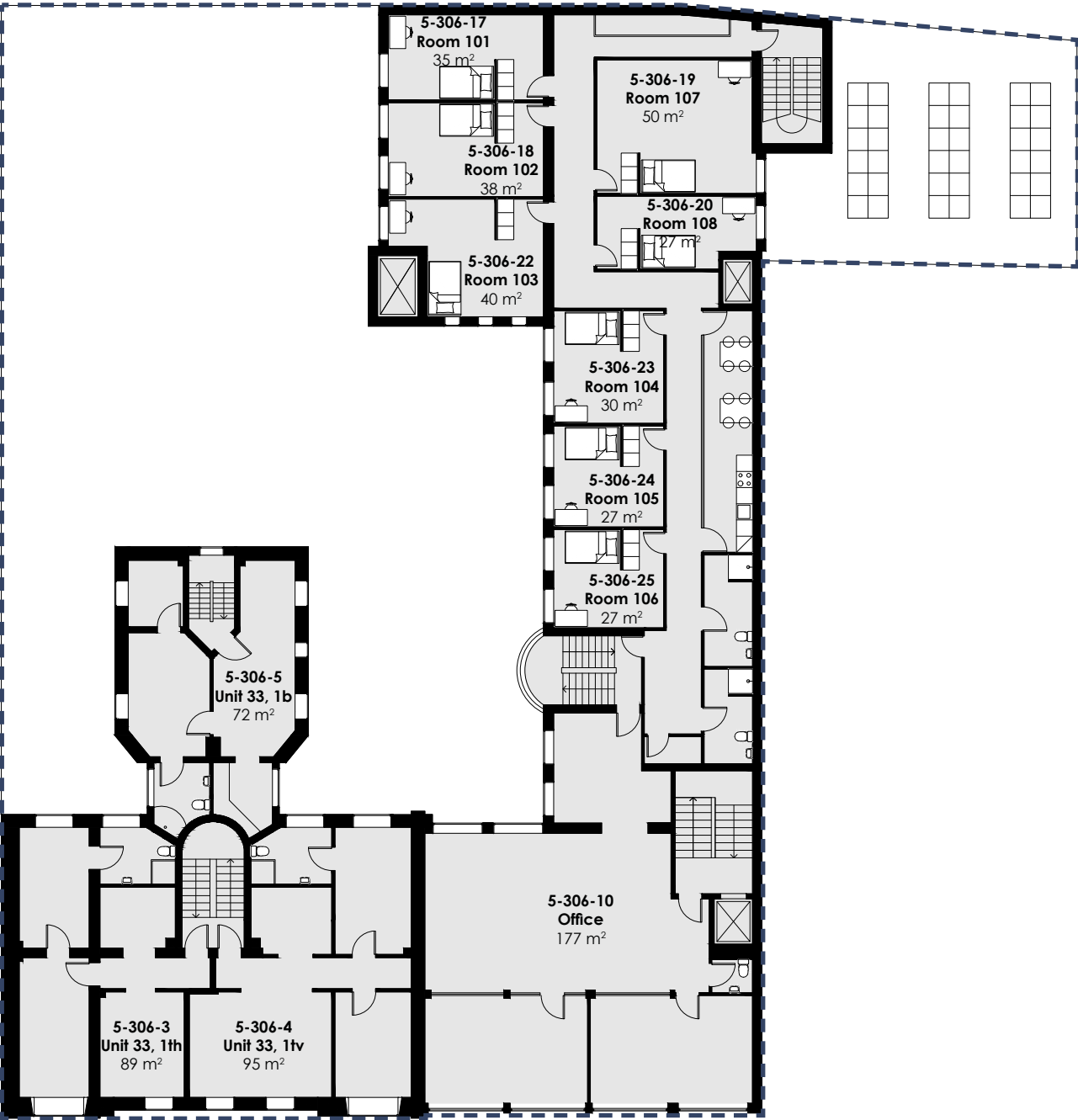
Floorplan - first floor

Lease Area Calculation First Floor - n. 35		
No.	Name	Gross Unit Area (m ²)
5-306-10	Office	177
5-306-17	Room 101	35
5-306-18	Room 102	38
5-306-22	Room 103	40
5-306-23	Room 104	30
5-306-24	Room 105	27
5-306-25	Room 106	27
5-306-19	Room 107	50
5-306-20	Room 108	27

Grand Total 451

Lease Area Calculation First Floor - n. 33		
No.	Name	Gross Unit Area (m ²)
5-306-3	Unit 33, 1th	89
5-306-4	Unit 33, 1fv	95
5-306-5	Unit 33, 1 back	72

Grand Total 256

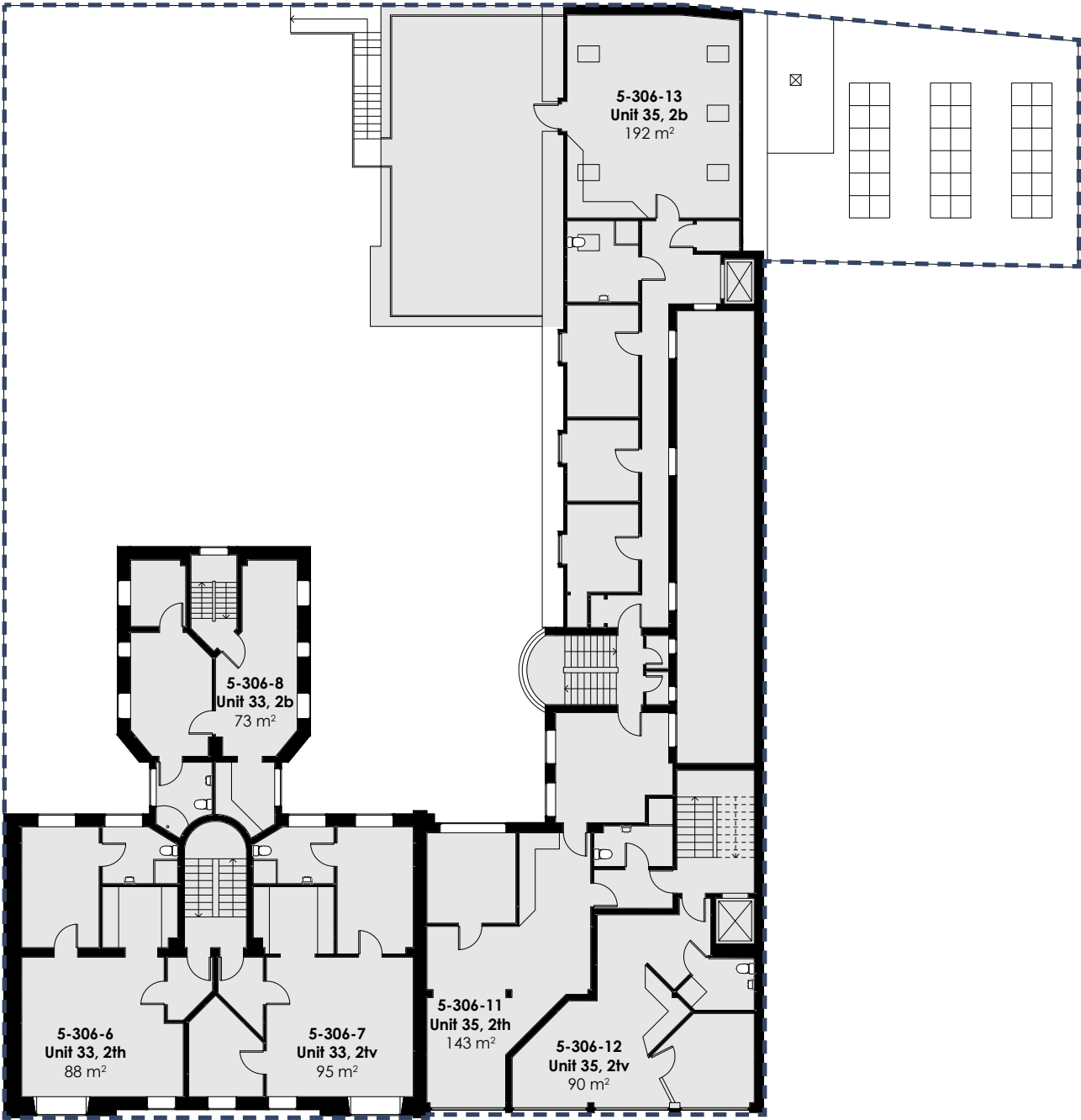




Floorplan - second floor

Lease Area Calculation Second Floor - n.35		
No.	Name	Gross Unit Area (m ²)
5-306-11	Unit 35, 2th	143
5-306-12	Unit 35, 2tv	90
5-306-13	Unit 35, 2 back	192
Grand Total		425

Lease Area Calculation Second Floor - n.33		
No.	Name	Gross Unit Area (m ²)
5-306-6	Unit 33, 2th	88
5-306-7	Unit 33, 2tv	95
5-306-8	Unit 33, 2 back	73
Grand Total		256

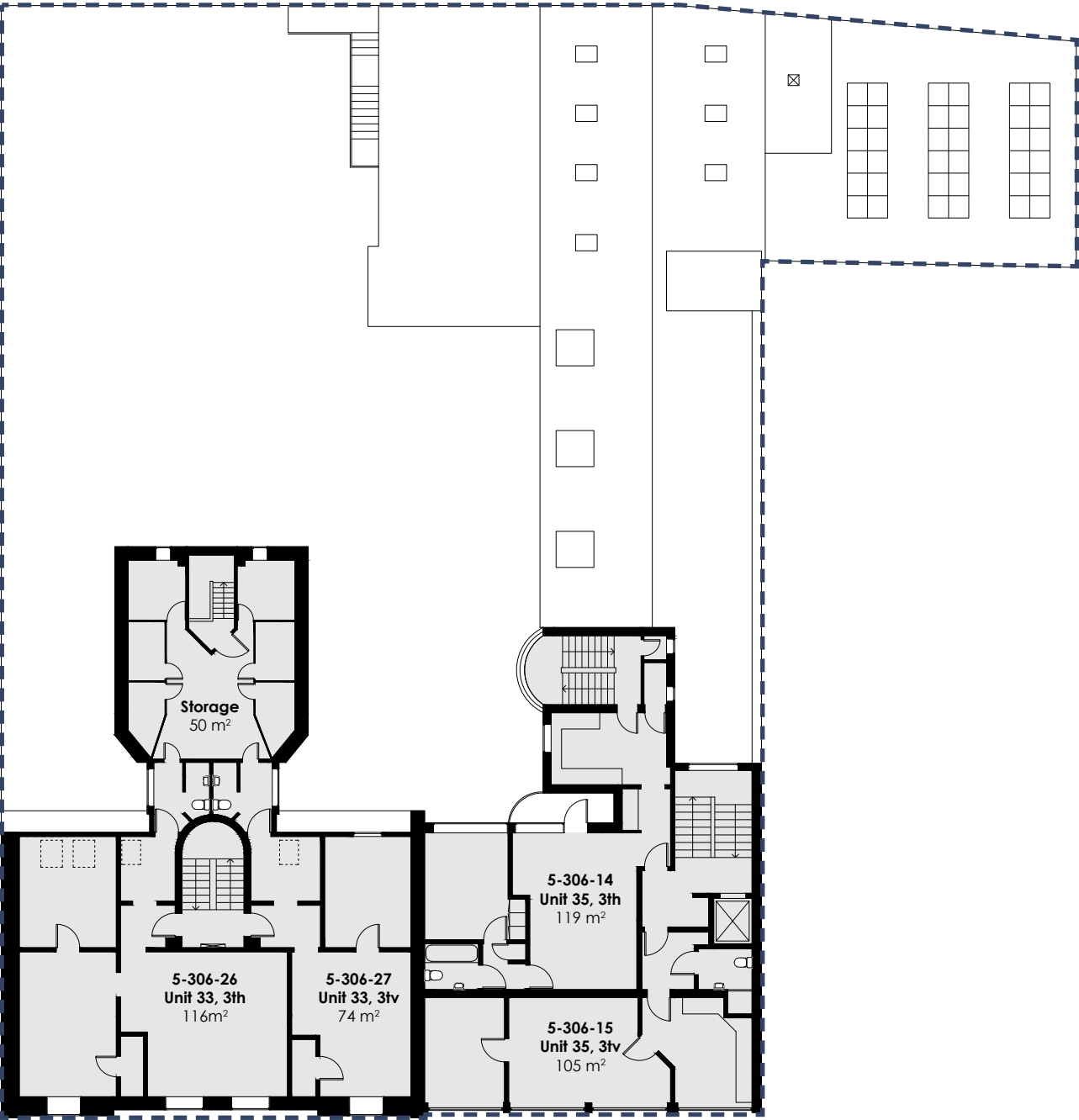




Floorplan - third floor

Lease Area Calculation Third Floor - n.35		
No.	Name	Gross Unit Area (m ²)
5-306-14	Unit 35, 3th	119
5-306-15	Unit 35, 3tv	105
Grand Total		224

Lease Area Calculation Third Floor - n.33		
No.	Name	Gross Unit Area (m ²)
	Storage	50
5-306-26	Unit 33, 3th	116
5-306-27	Unit 33, 3tv	74
Grand Total		240



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

