



WELCOME TO

# Prøvestensvej 20

3000 Helsingør



## Key facts

Address	Prøvestensvej 20
Postal code/city	DK, 3000, Helsingør
Title no	23m Helsingør Overdrev
Year of construction	1984
Plot Area	911 m <sup>2</sup>
Building Area (GLA)	830 m <sup>2</sup>
Main use(s)	Restaurant
Estimated Rent	DKK 820,000



## Property Overview

The property consists of a rectangular building built in concrete elements in 1984. The property is a single-user property of 830 m<sup>2</sup>, usually used as a restaurant.

The property's layout is highly functional and spacious, with restaurant facilities, ideally suited for the current use.

The property is part of a major big box cluster on the outskirts of Helsingør in northern Zealand.

Ample parking spaces are available in the area, which is connected via a web of pedestrian walkways to ensure good customer flow to all outlets and, by extension, create synergies.

Located right in the middle of the area, the property benefits from an attractive location. The immediate surrounding area is a predominantly residential area, but north of the property lies a small-scale mixed-use business area, including industrial facilities, car dealers and big box shops.

Situated in the western part of the town, at the exit of both Ring Road 3 and the E47 highway, the property enjoys easy access and in addition, it is easy to reach the property from central Helsingør as well as the neighboring town of Espergærde.

The Municipality of Helsingør has around 63,000 inhabitants.

# Location

[See location online](#)

Birkedalsvej

Prøvestenens  
Centerforening

Prøvestensvej 20

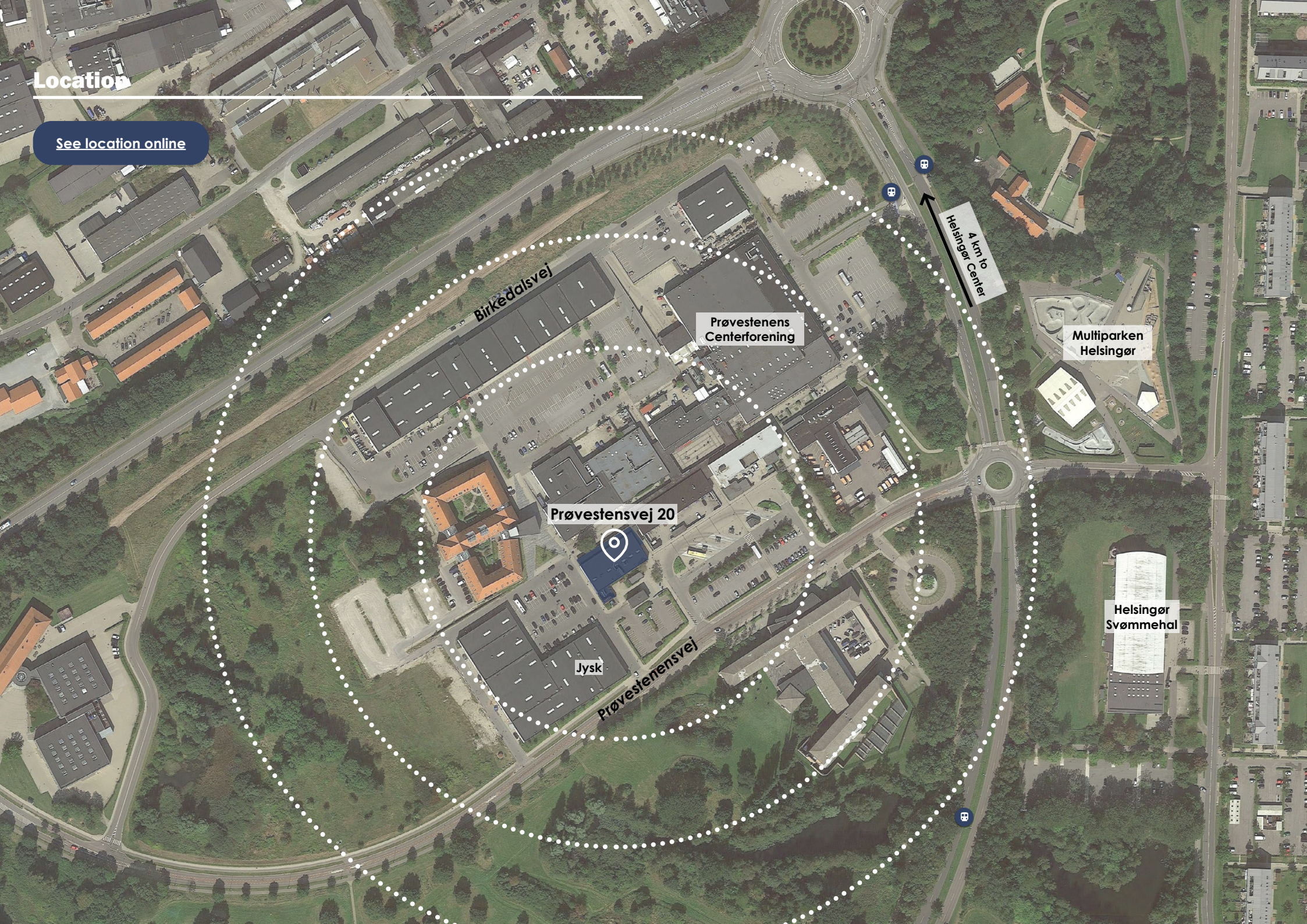
Jysk

Prøvestensvej

Helsingør Center  
4 km to

Multiparken  
Helsingør

Helsingør  
Svømmehal



# Property pictures





# Floorplan - ground floor

## Lease Area Calculation Ground Floor

No.	Name	Gross Unit Area (m <sup>2</sup> )
5-103-1	Unit 1	830
<b>Grand Total</b>		<b>830</b>



## Contact us



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