



Hejrevej 8-10, København NV

180-549 m² shop for rent





Attractive location

Good location in Copenhagen's northwest quarter "Fuglekvarteret"



Unique premises

Unique retail leases with an attractive location in a densely populated area



Parking

Free parking on the street for 3 hours



Close to station

At Nørrebro Station, the city's largest bus lines to and from the city center, S-trains and Metro connect the city.

The leases

The property is an older industrial property that is being converted into youth housing. On the ground floor, it will be possible to make up to 5 leases between 180 m² and 549 m².

All rooms are beautiful and bright with high ceilings and there are really good access conditions. The store leases are arranged in consultation with the tenant and the landlord.

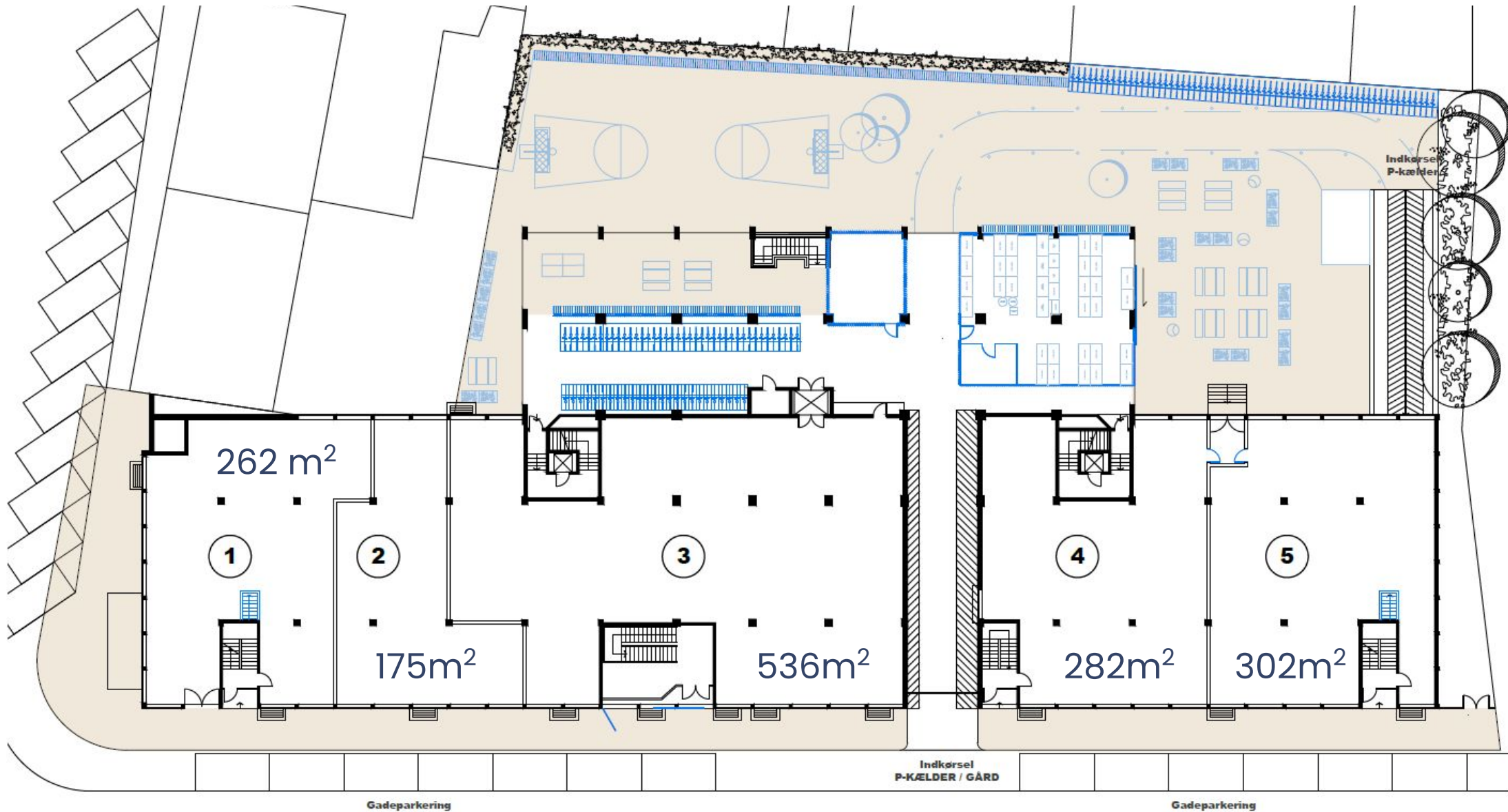
The area is characterized by high population density with many students and young families. It is a distinctly residential area with a few office properties as well as lighter industrial properties.

There are excellent transport options, at Nørrebro Station depart S-trains and metro and here are the city's largest bus lines to and from the city center. Quick access to the motorway network via Borups Alle and Frederiksborgvej.

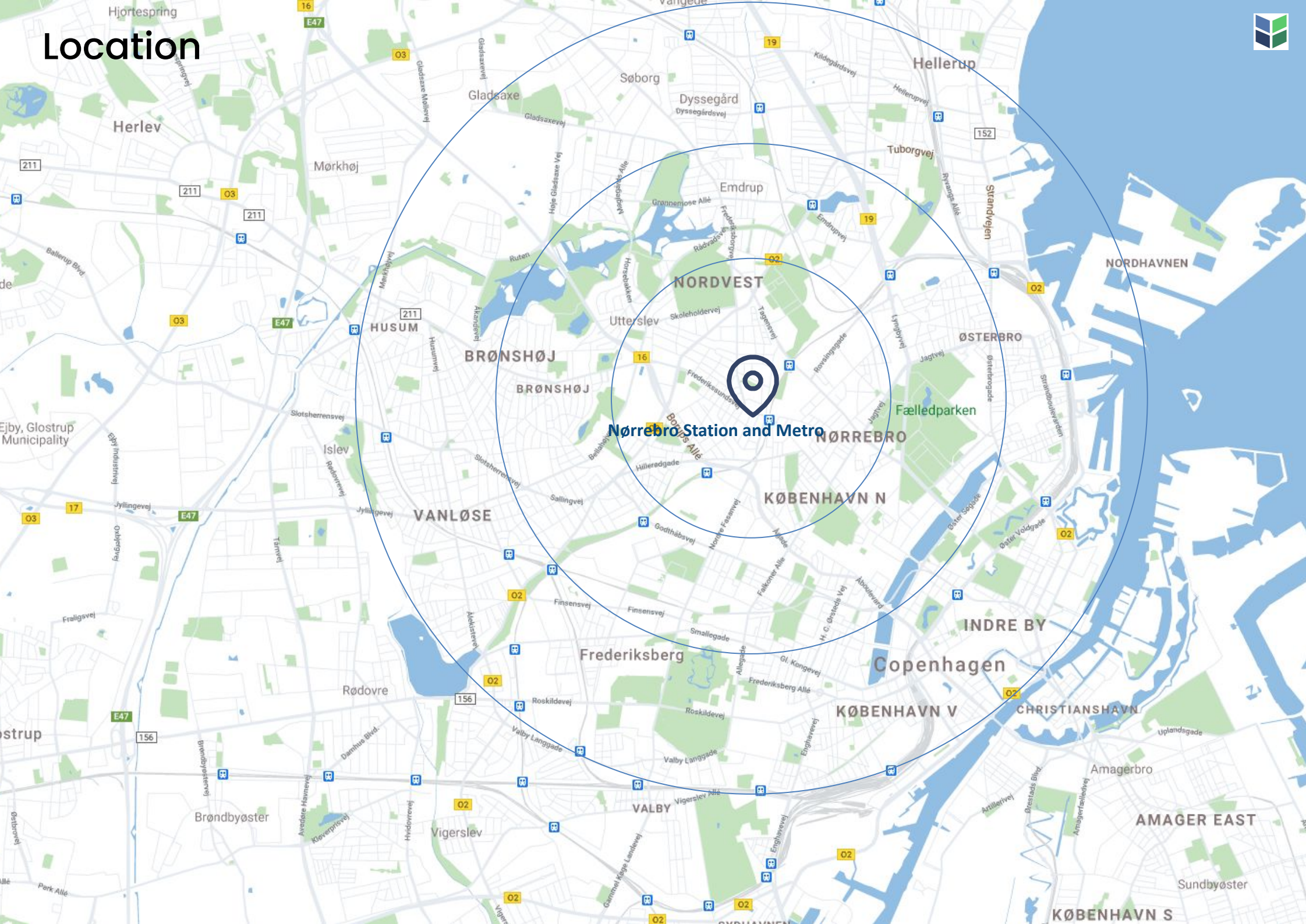
Welcome to Hejrevej 8-10



Building layout – Ground floor



Location







Rental terms

Size	180-549 m ²
Energy label	F
Lease start	Flexible

Yearly rent/m ²	DKK 1,400
Yearly rent	from DKK 252,000 – 768,600

A conto operating expense/m ²	DKK 204.39
A conto heating expense/m ²	DKK 103.56
Total yearly rent	from DKK 307,431 – 937,664

Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Termination	12 months
Tenure	5 years



Contact

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Spark Retail is part of the real estate investment company Park Street.