



# Banegårdsvej 13, 2600 Glostrup

20-1,291 m<sup>2</sup> shops and storage for rent





### **In the center of the city**

A central location in the middle of the city



### **Unique shops**

Unique shops with large flow due to nearby station and direct access to the platform from the basement level



### **Parking**

To you and your guests



### **Close to the train station**

Few meters to the train station and easy access to train and bus

# A new urban space

With its close location to the station and to Glostrup Shoppingcenter on the other side of the road, from where there is direct access via a common corridor, we are talking here about a unique opportunity to establish a store with good exposure for many train passengers etc.

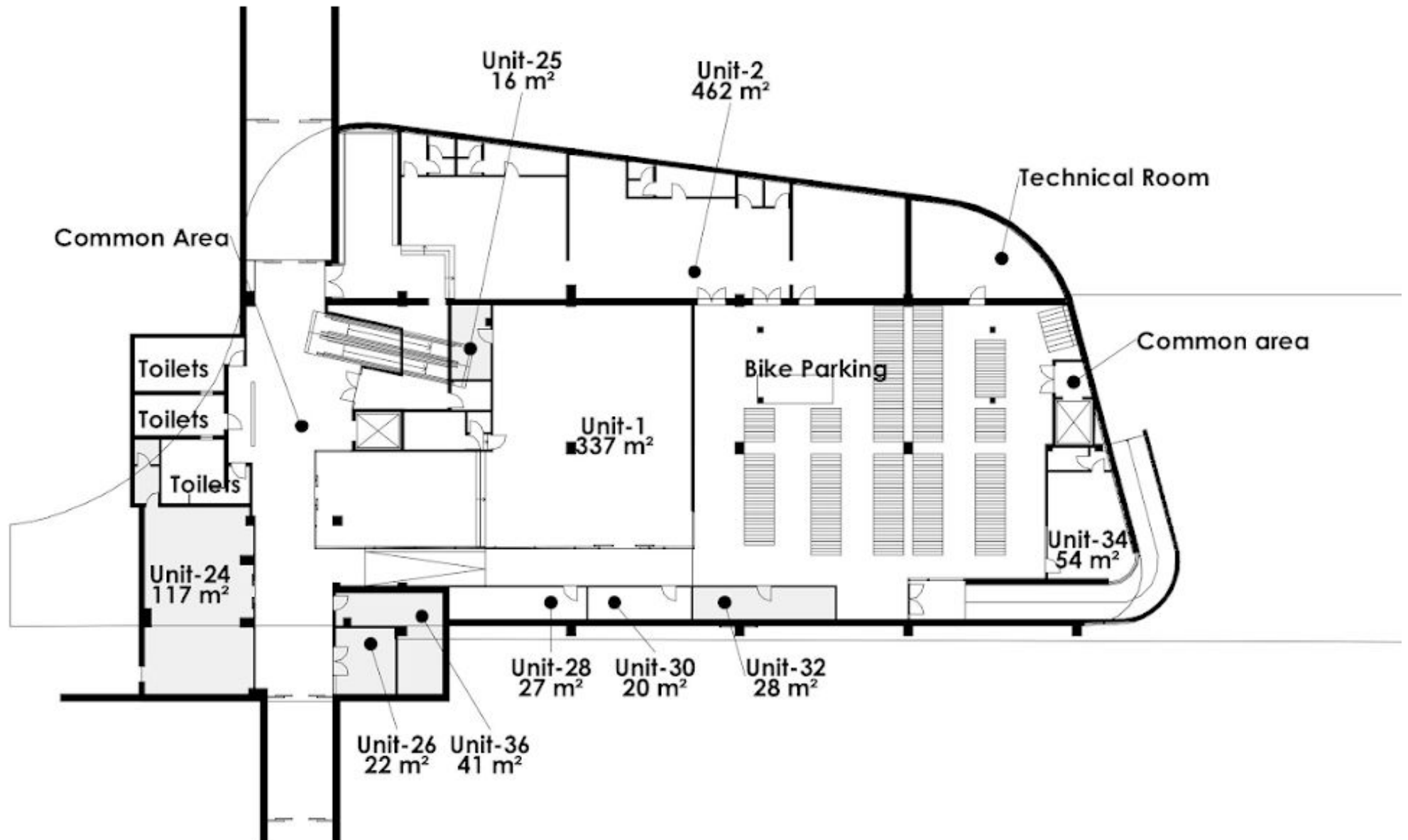
Flexible shop premises are offered in several sizes. With a direct review of the station's platforms, we are talking here about a very well-visited center. It is thus possible to arrange shops in the basement where there is bicycle parking for the station's passengers. Here, for example, a bicycle shop, locksmith or the like could be opened.

Other tenants include hairdresser, Fitness World, cafes, restaurants, kiosks, etc.

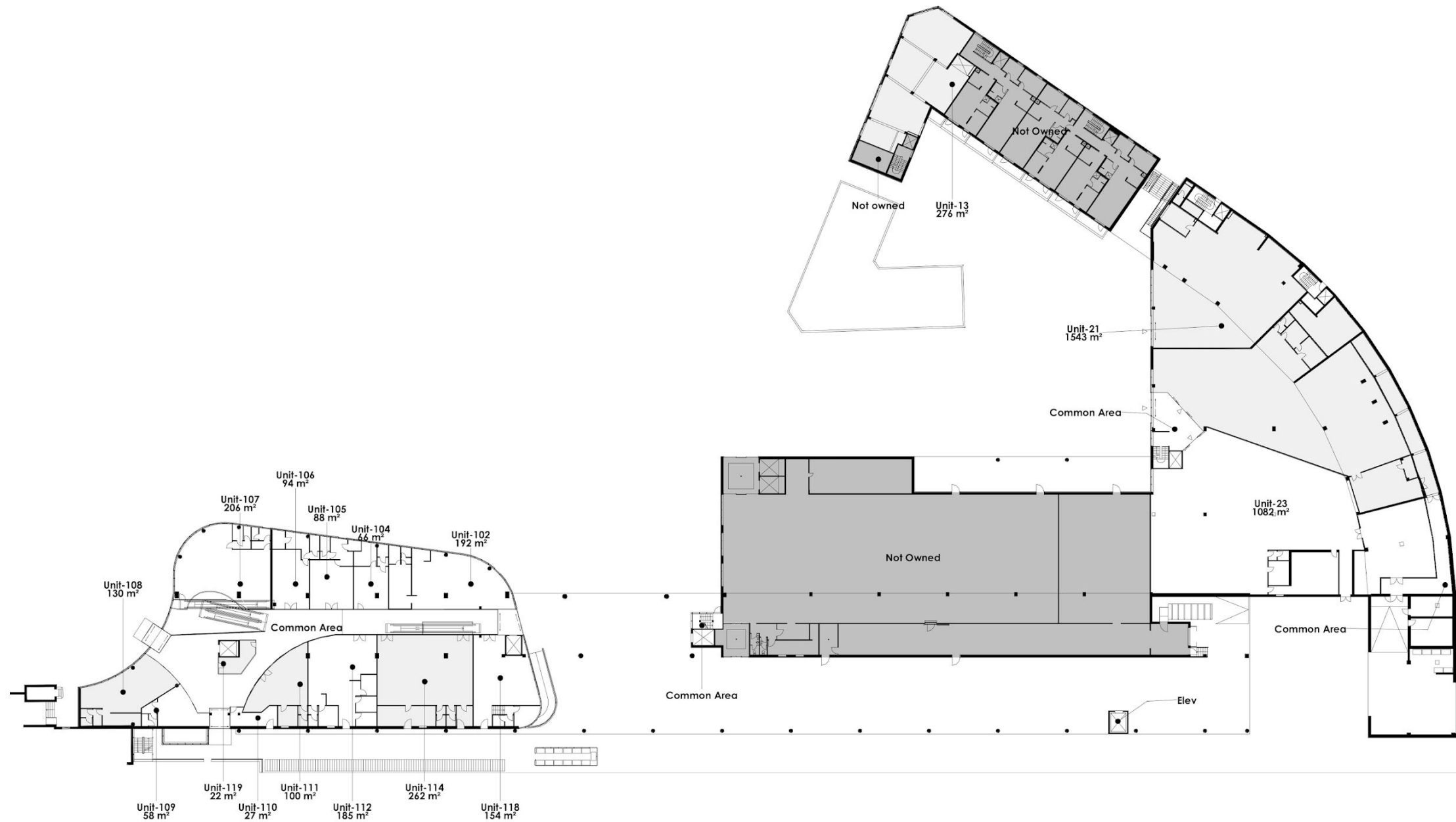
**Welcome to Glostrup Stationscenter**



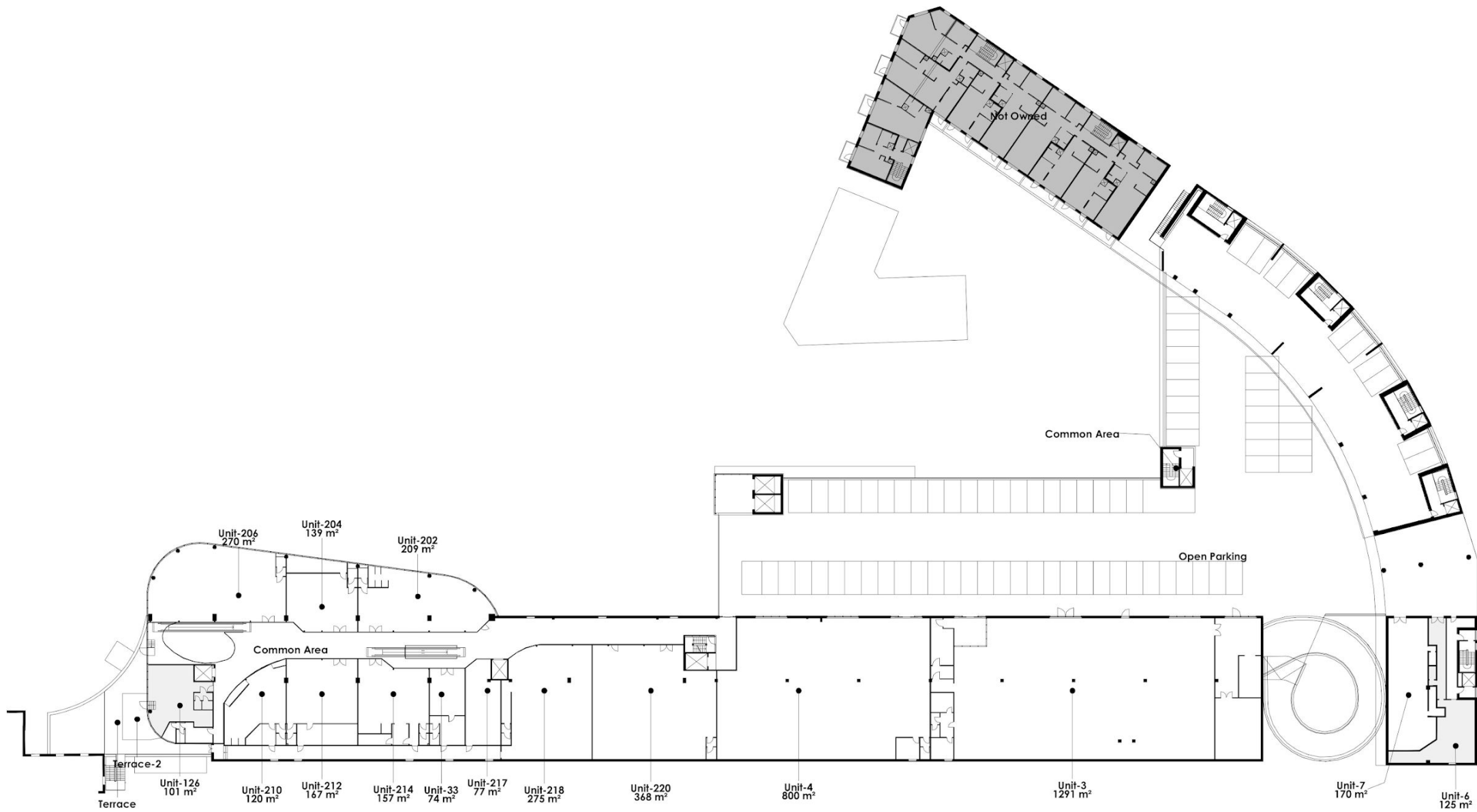
# Building layout - Basement



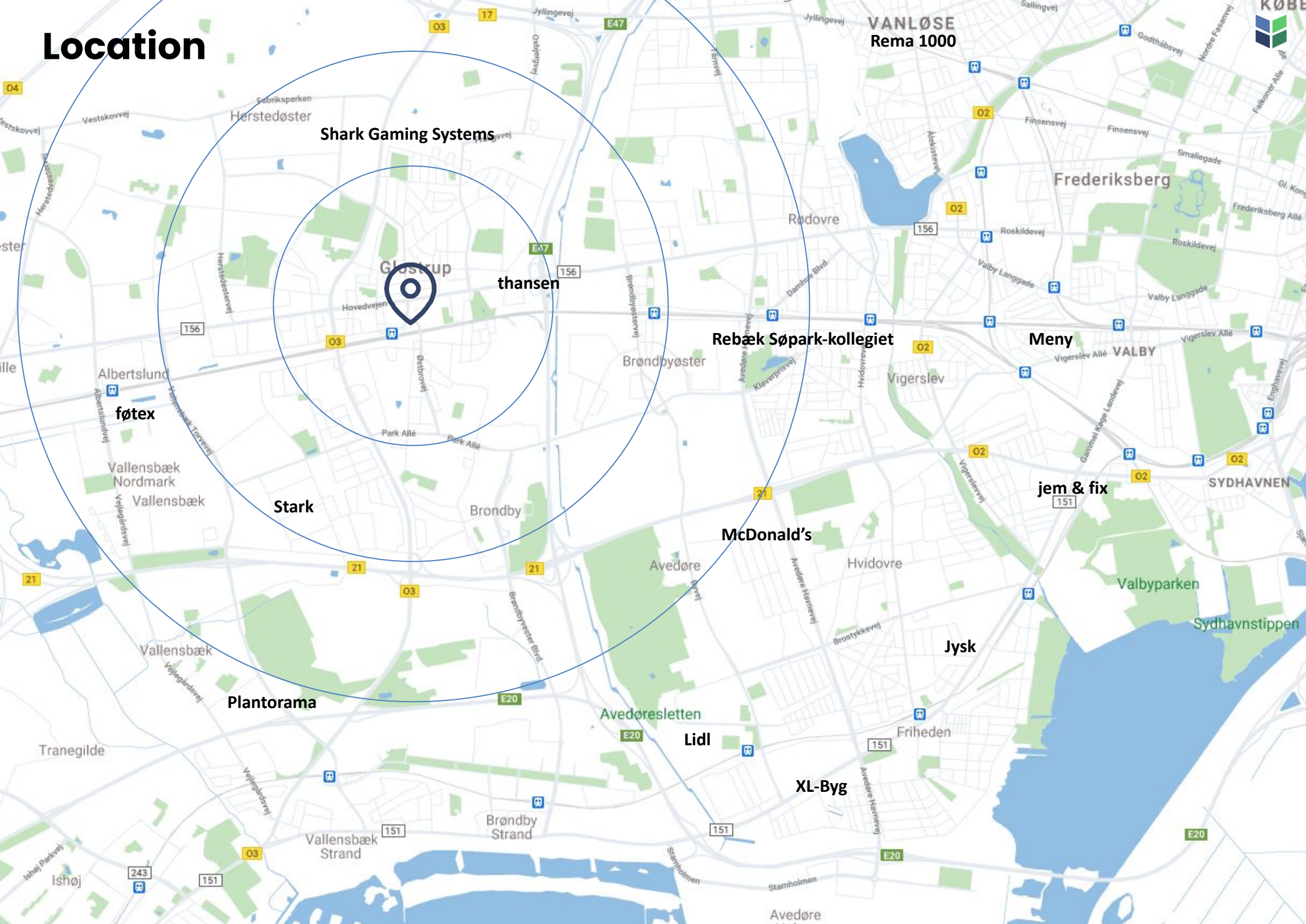
# Building layout - Ground floor



# Building layout - 1st floor



# Location



**Shark Gaming Systems**



**thansen**

**Stark**

**Plantorama**

**McDonald's**

**Rebæk Søpark-kollegiet**

**Lidl**

**Jysk**

**Meny**

**jern & fix**

**XL-Byg**

**VANLØSE**  
Rema 1000

**Frederiksberg**

**SYDHAVNEN**

**VALBY**

**Sydhavnstippen**

**Valbyparken**

**Avedøresletten**

**Avedøre**

**Hvidovre**

**Brøndbyøster**

**Vigerslev**

**Rødovre**

**Herstedøster**

**Albertslund**

**Vallensbæk Nordmark**

**Vallensbæk**

**Vallensbæk**

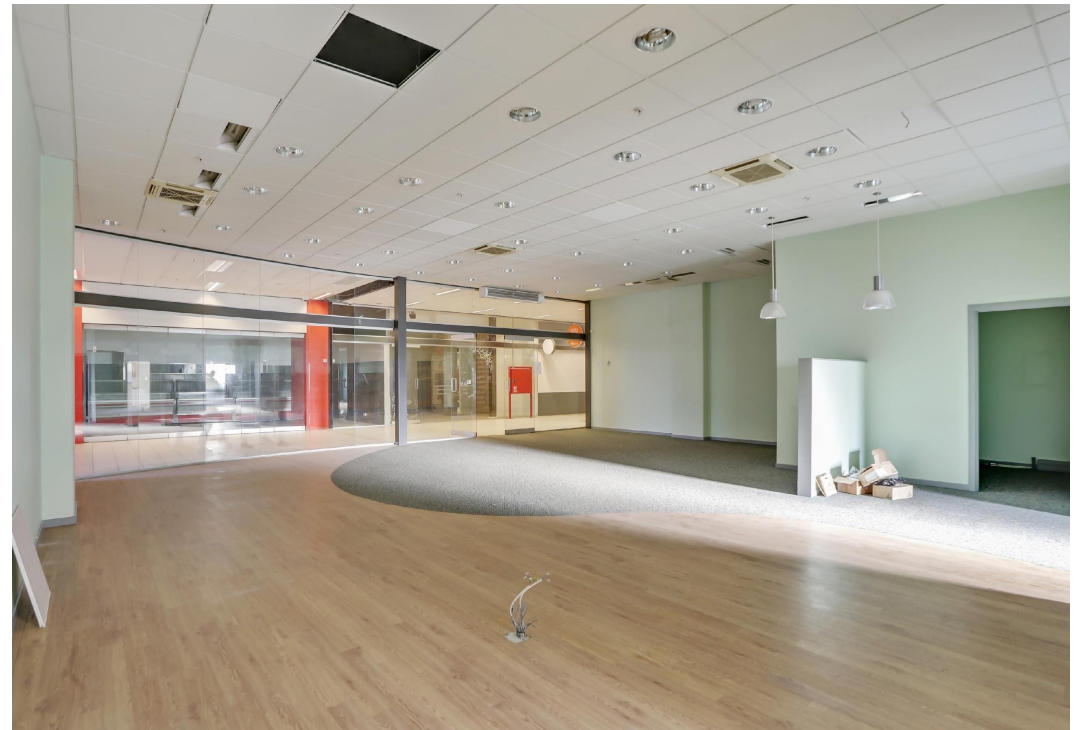
**Tranegilde**

**Vallensbæk Strand**

**Brøndby Strand**

**Avedøre**









## Rental terms - Shop

Size	From 27-1,291 m <sup>2</sup>
Energy label	C
Lease start	Flexible
Yearly rent/m <sup>2</sup>	DKK 650-2,750
Yearly rent	DKK 94,500-1,291,000
A conto operating expense/m <sup>2</sup>	DKK 256
A conto heating expense/m <sup>2</sup>	DKK 49
Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Tenure	5 years





## Rental terms - Storage

Size	Fra 20-57 m <sup>2</sup>
Energy label	C
Lease start	Flexible
Yearly rent/m <sup>2</sup>	DKK 800-1,000
Yearly rent	DKK 29,000-45,600
A conto operating expense/m <sup>2</sup>	DKK 256
A conto heating expense/m <sup>2</sup>	DKK 49
Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Tenure	5 years



# Contact

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