



# Banegårdsvej 13, 2600 Glostrup

1,215 m<sup>2</sup> office for rent







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

The upcoming Glostrup Health Center will be centrally located in Glostrup by the station



### **Easy access**

Escalators and lifts can take directly from the basement level, where all S-train passengers go through to the ground floor



### **Parking**

Plenty of parking spaces (also with direct access via elevator) as well as bicycle parking



### **Public transport**

Bus, S-train and the upcoming Letbane are within 200 meters range



# Location



**Glostrup Stationscenter**

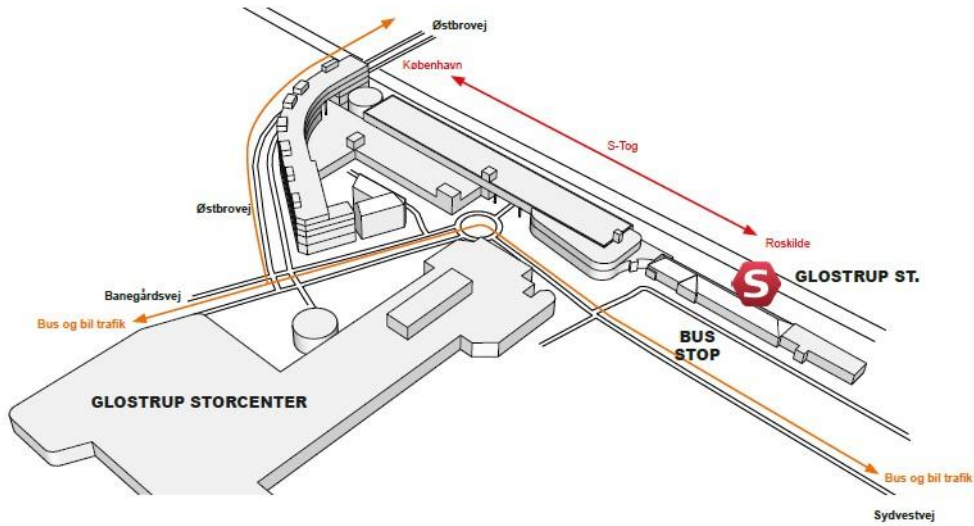
**Glostrup Mall**

**Station**

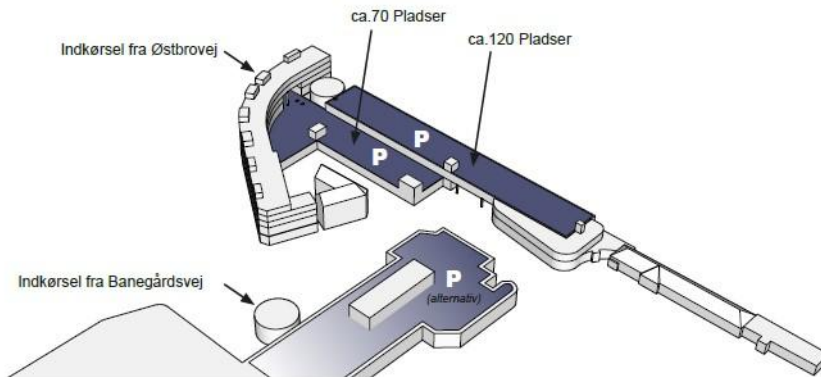


# Location and orientation

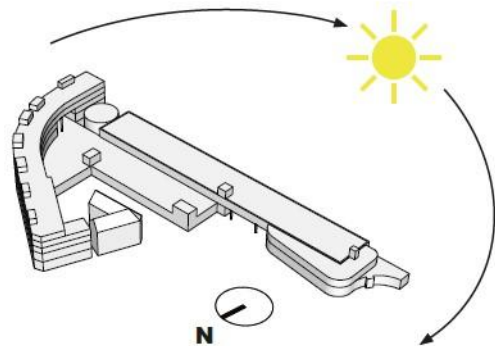
## Traffic



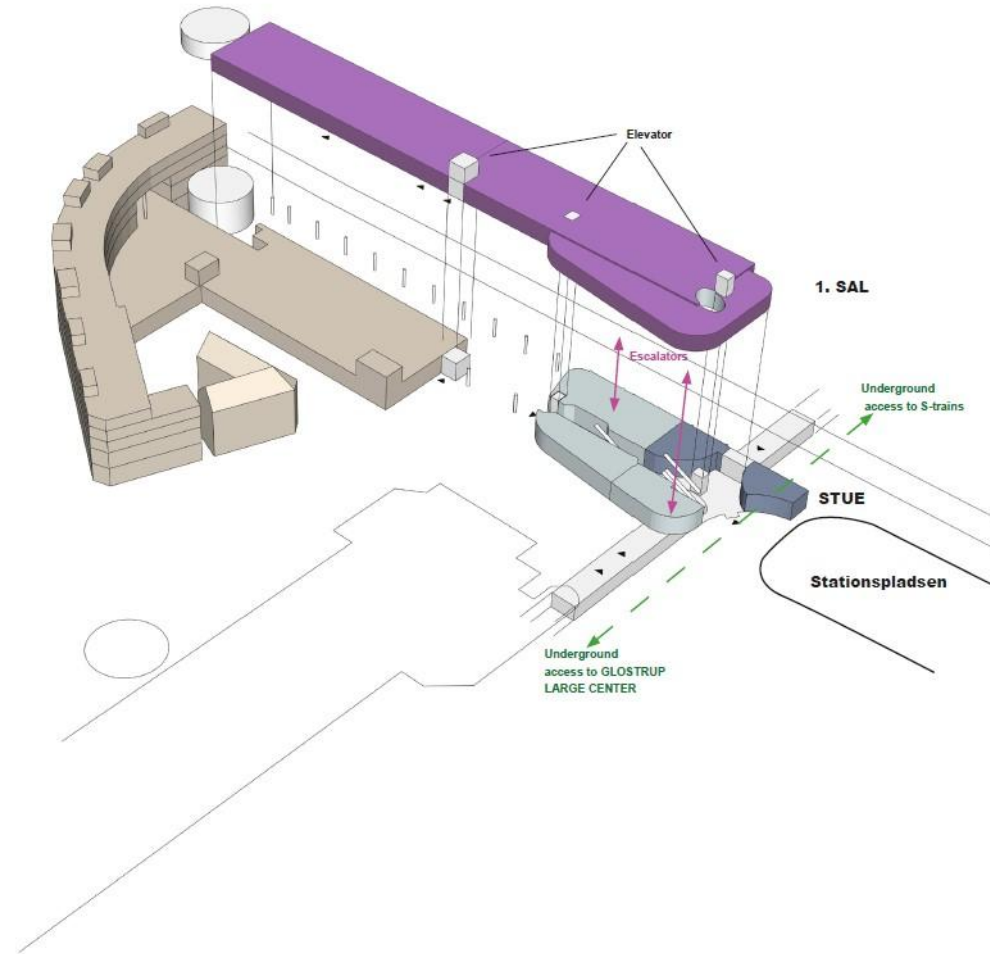
## Parking



## Sun orientation



- Office
- Shops
- Neighbours

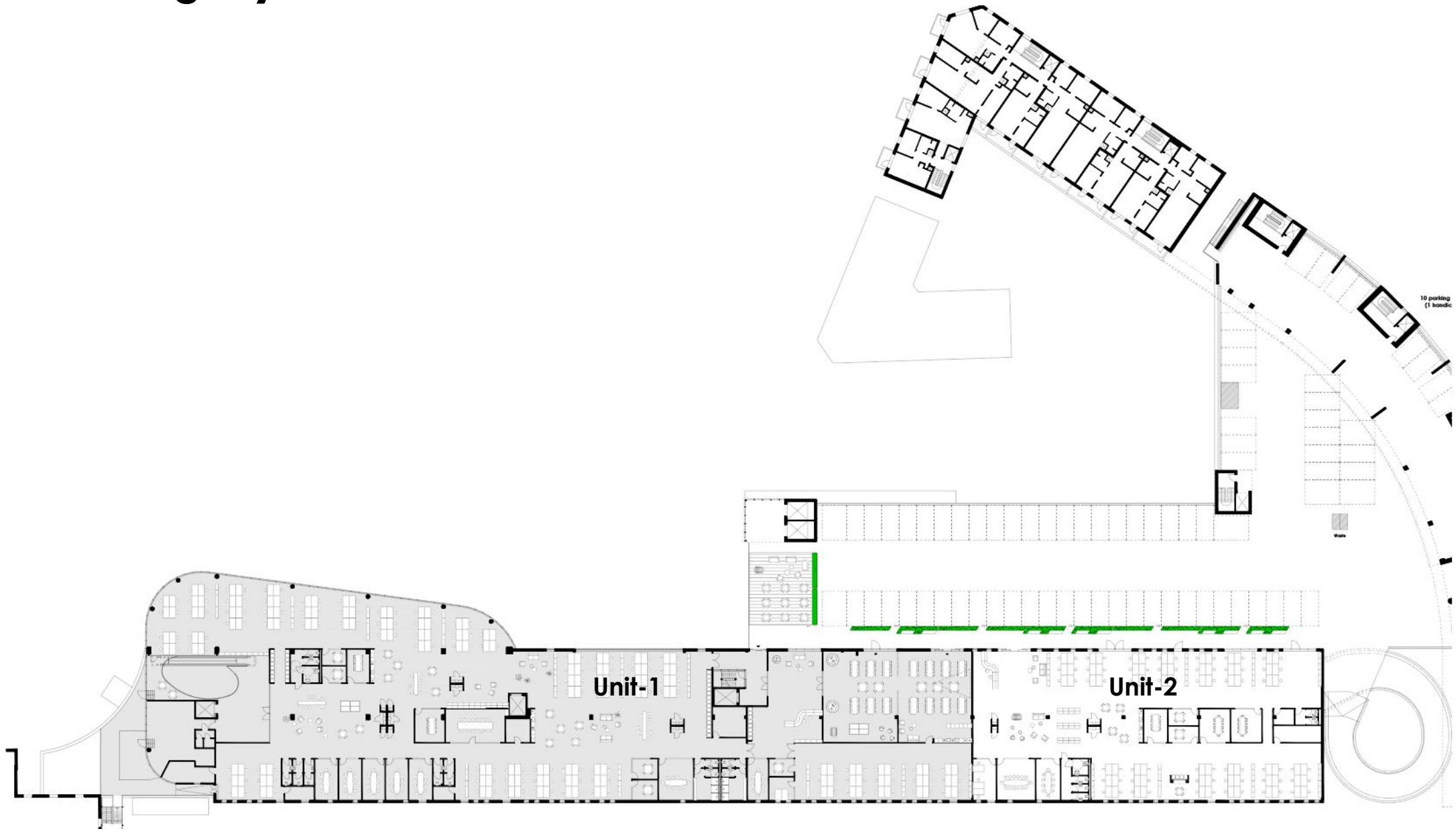




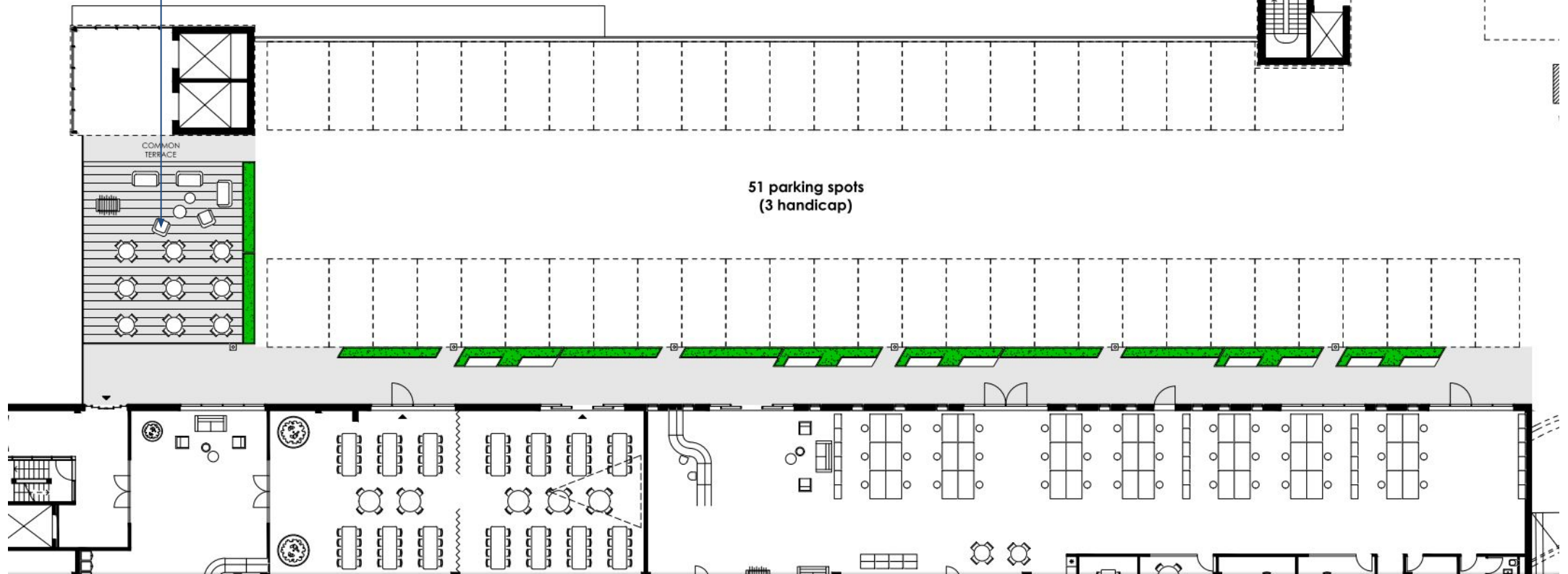
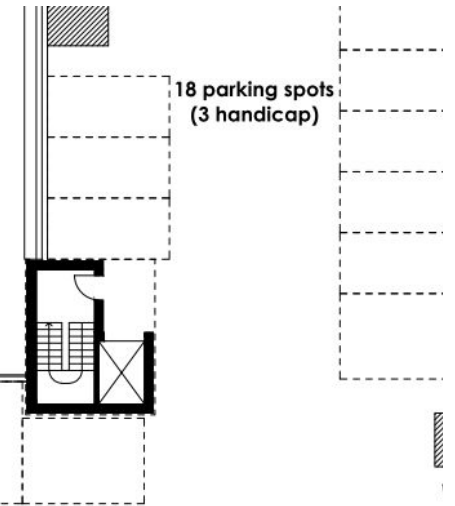




# Building layout - 1st floor



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The vision is to create a well-lit, modern work environment in a mix of comfort, transparency and fun elements.











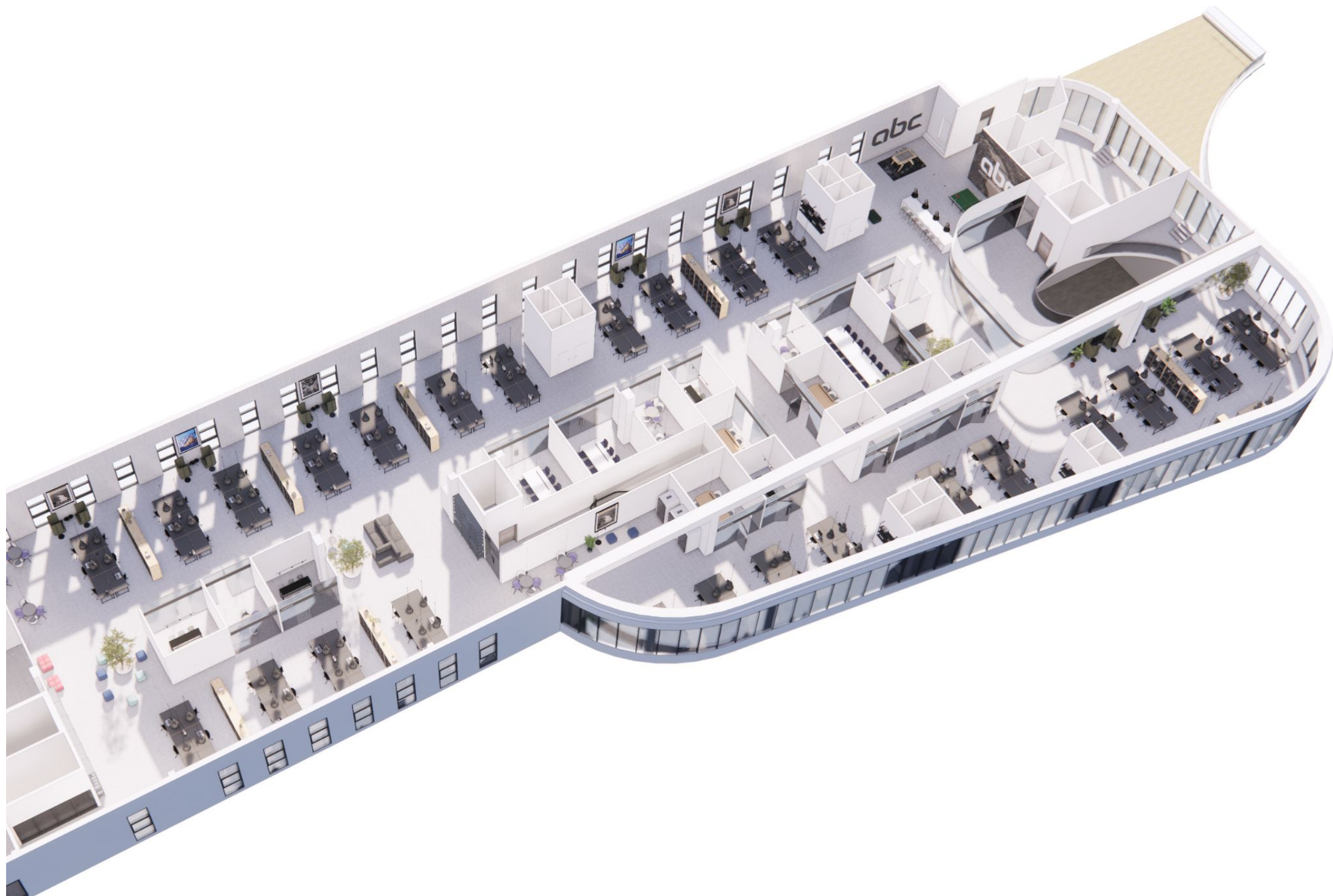
















## Rental terms - Unit 2

Size	1,215 m <sup>2</sup>
Energy label	C
Lease start	Flexible
Yearly rent/m <sup>2</sup>	DKK 1,250
Yearly rent	DKK 1,518,750
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
Termination	6 months
Tenure	5 years





# Contact

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