



Stenbukken 1, 9000 Aalborg

164-184 m² office for rent





In the center of the city

Good location In City Syd, the region's largest shopping center



Bright, inviting rooms

The location on the 1st floor ensures good light



Parking spaces

To you and your guests



Close to the highway

Easy access to the motorway network

Bright rooms

The lease is located in City Syd with great visibility towards trafficked Hobrovej. There are good access opportunities and from Hobrovej there are several bus lines.

Bright and well-appointed office rental located on the 1st floor of a distinctive building in City South.

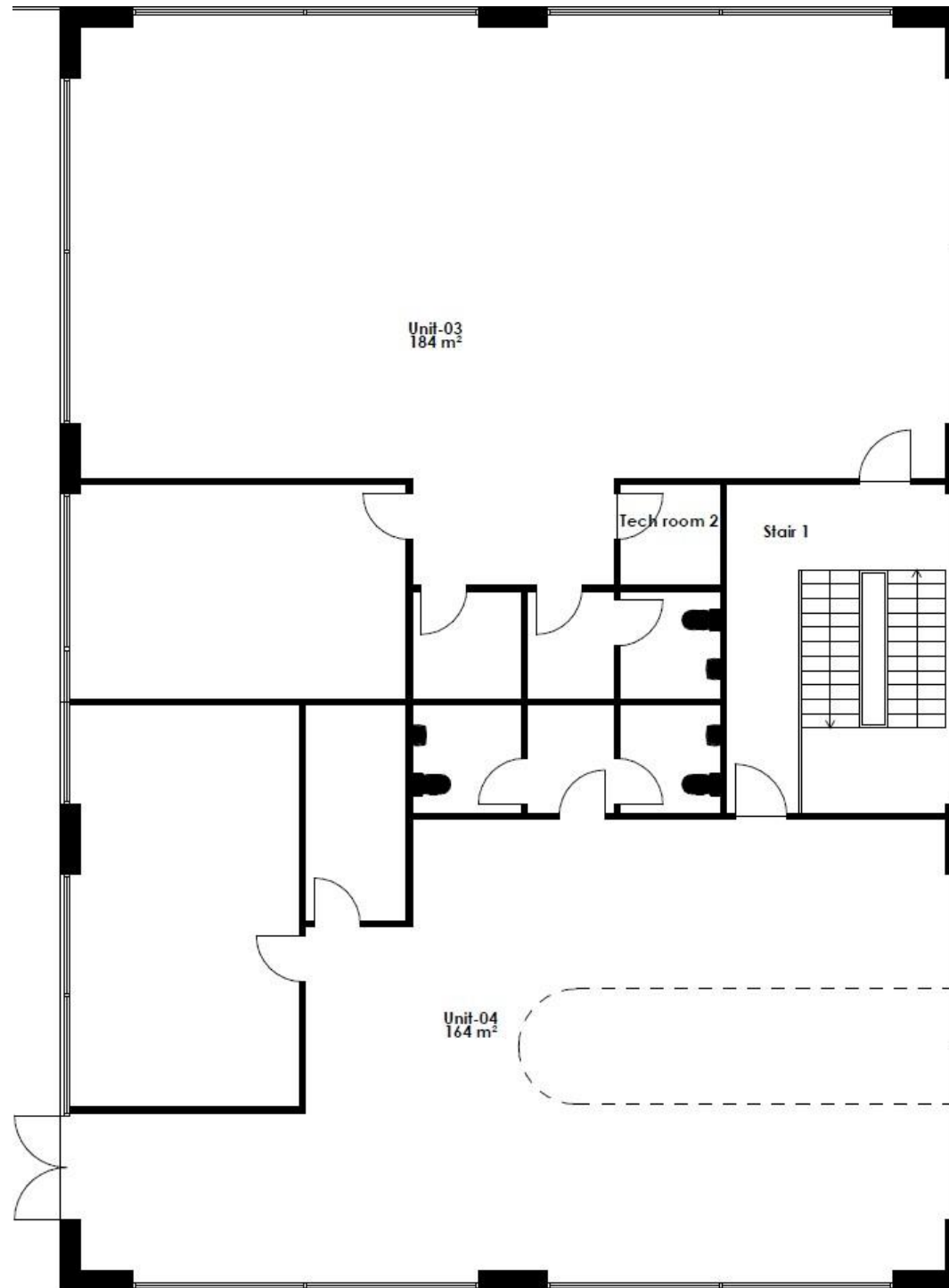
On the ground floor is HTH køkkenforum and others. and in front of the building there is a large common parking space with good access conditions.

The tenancies are arranged as large, open and bright office landscapes with large windows, office and small meeting room, own kitchen and toilet facilities.

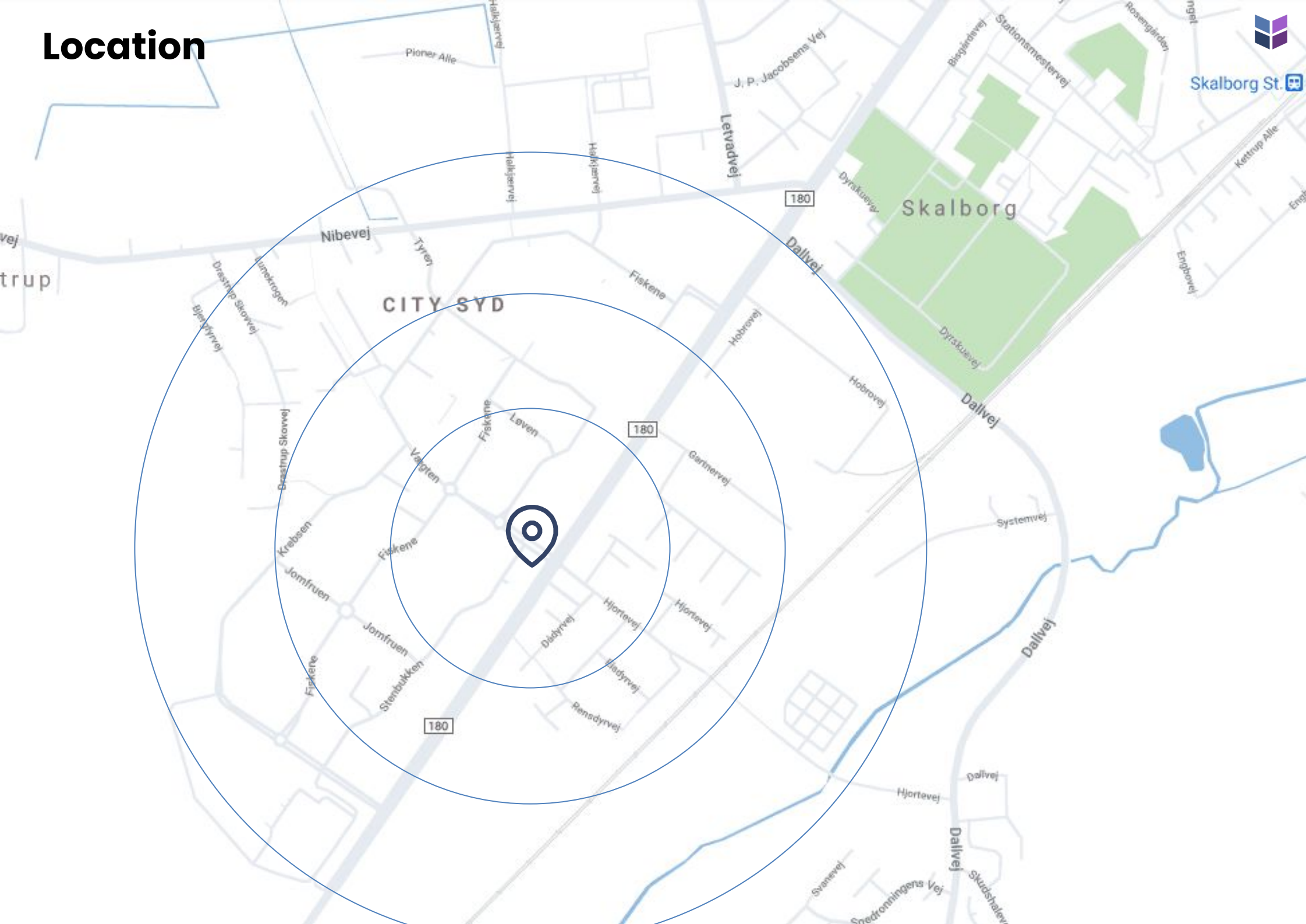
The premises are equipped with good fixed basic lighting and carpet covering, etc.



Building layout



Location







Rental terms

Unit-03

Size	184 m ²
Energy label	G
Lease start	Flexible

Rent/m ² pa	DKK 750
Rent pa	DKK 138,000

A conto opex/m ² pa	DKK 137
A conto heating/m ² pa	DKK 92
Total rent pa	DKK 180,136

Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes





Rental terms

Unit-04

Size	164 m ²
Energy label	G
Lease start	Flexible

Rent/m ² pa	DKK 750
Rent pa	DKK 123,000

A conto opex/m ² pa	DKK 137
A conto heating/m ² pa	DKK 92
Total rent pa	DKK 160,556

Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes



Contact

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