



Dæmningen 34A, 7100 Vejle

93-504 m² office





Good accessibility

With the E45 and Fredericia motorway, there is easy access to the building by car



Building

Flexible units with good visibility



Close to station

Vejle Station is only 1 min. walking distance

A new urban space

Attractive office premises with really good visibility, at one of the busiest areas in Vejle Centrum.

The lease has a distinctive corner location with large windows, which provides optimal opportunities for a nice exposure.

There is good flexibility for different industries with a need for visibility, with a short distance to the street and the railway station in Vejle.

The location in the heart of Vejle makes these leases interesting for several types of tenants.

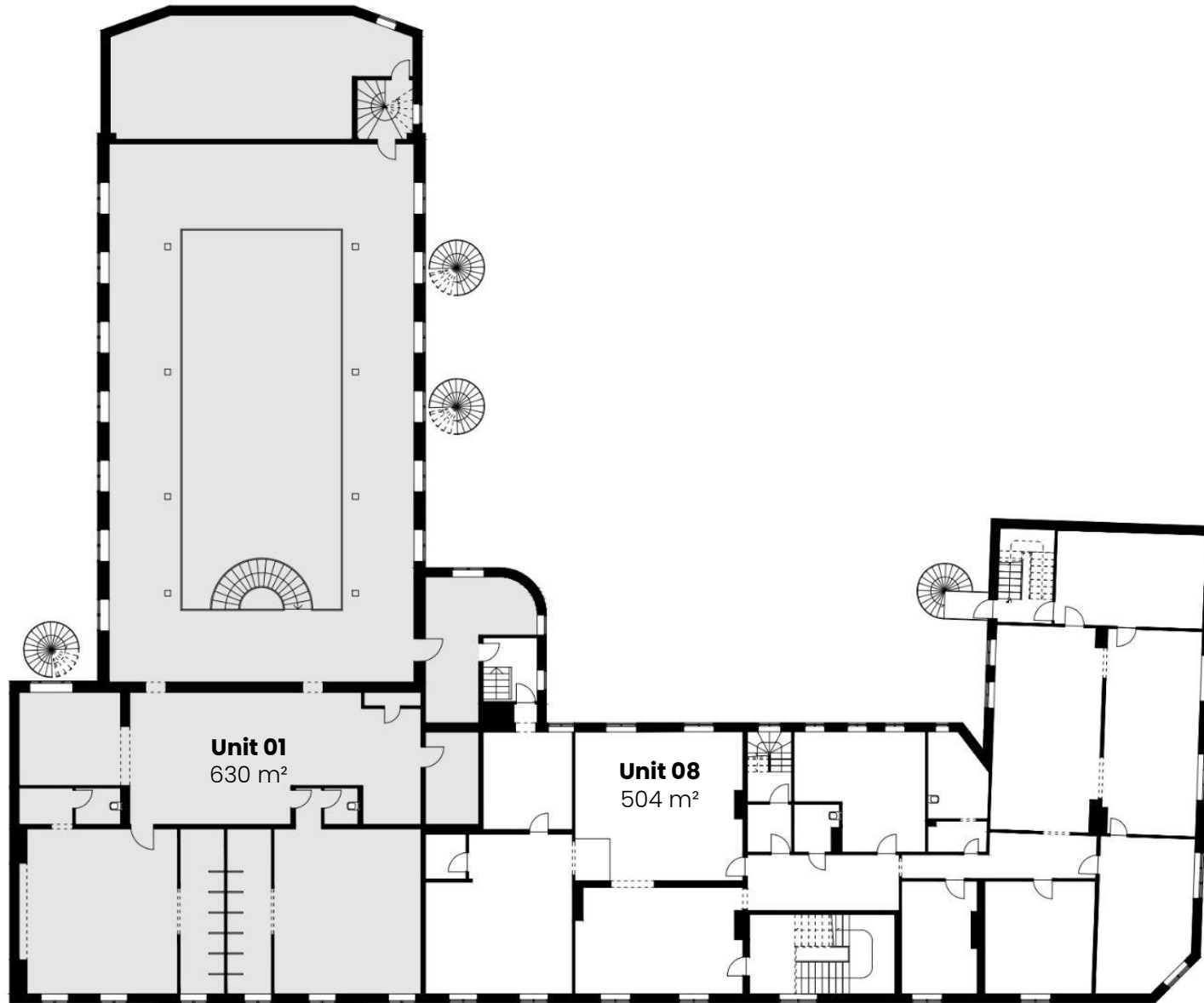
Welcome to Dæmningen 34A



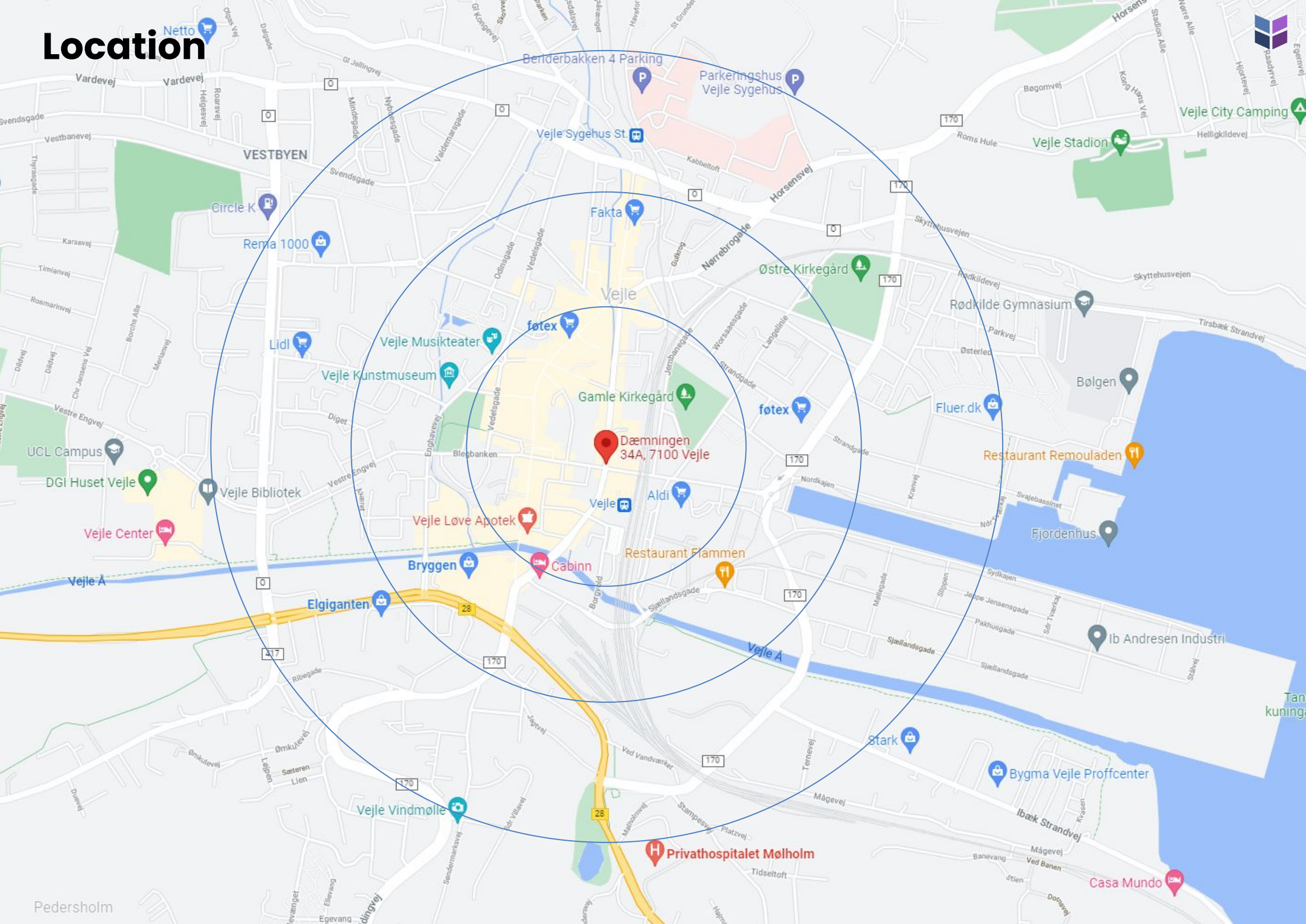
Building layout - 1st floor



Building layout - 2nd floor



Location









Rental terms

Unit 08 & Unit 09

Size	93 & 504 m ²
Energy label	E
Lease start	Flexible

Rent/m ² pa	DKK 850
Rent pa	DKK 79,050 & 428,400

A conto opex/m ² pa	DKK 142
A conto heating/m ² pa	DKK 90
Total rent pa	DKK 100,626 & 545,328

Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Termination	6 months
Tenure	2 years



Contact

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