



Stenbukken 1, 9000 Aalborg

167 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.

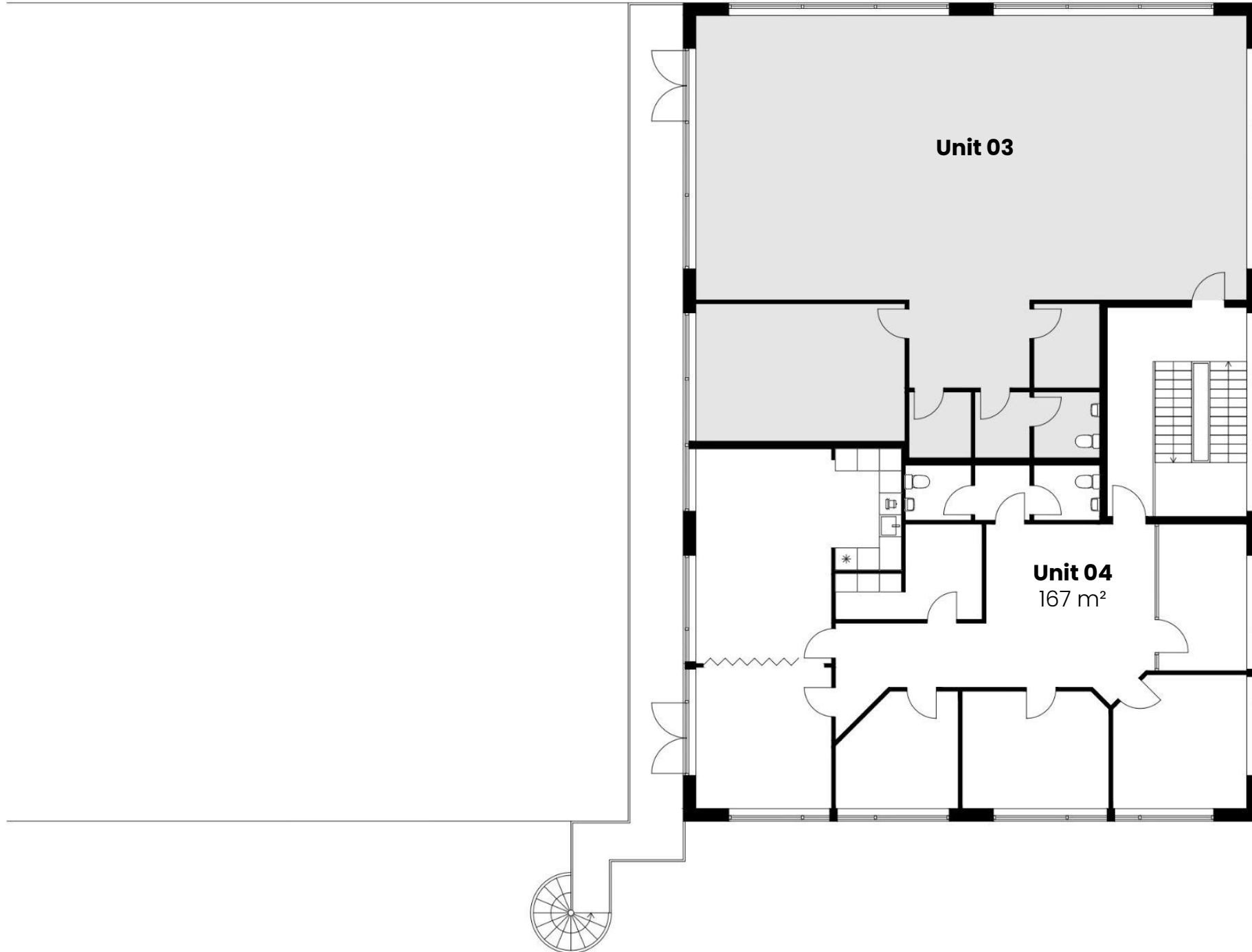
On the ground floor is HTH køkkenforum and others. and in front of the building there is a large common parking space with good access conditions.

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

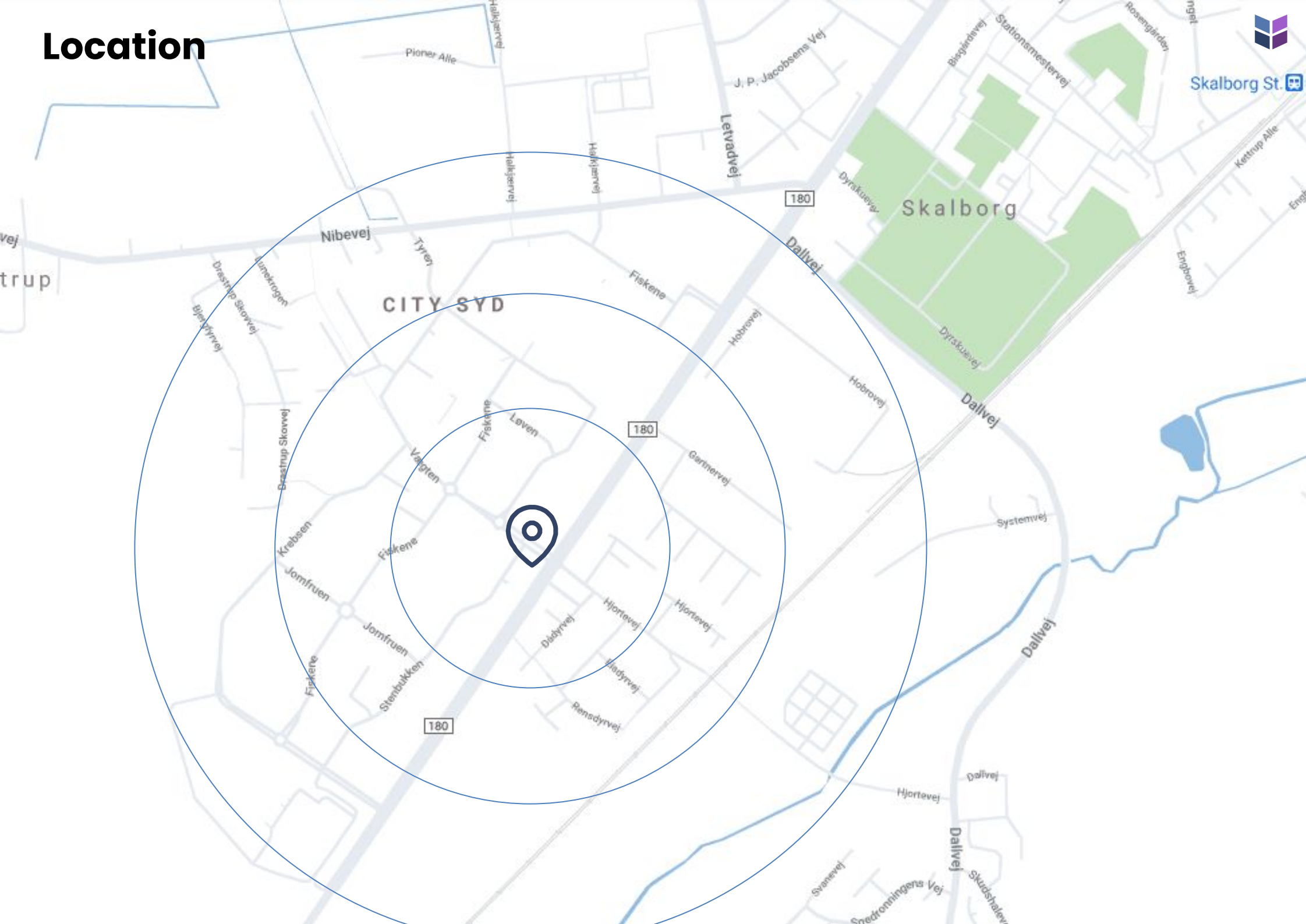
The premises are equipped with good fixed basic lighting and carpet covering, etc.



Building layout



Location









Rental terms

Unit 04

Size	167 m ²
Energy label	G
Lease start	Flexible
Rent/m ² pa	DKK 750
Rent pa	DKK 125,250
A conto opex/m ² pa	DKK 137
A conto heating/m ² pa	DKK 92
Total rent pa	DKK 163,493
Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Tenure	3 years



Contact

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