



Jernbanegade 6B, 4000 Roskilde

280 m² office for rent





In the center of the city

A central location in the middle of the city



Good details

Exciting rental with sloping ceilings, exposed beams and roof terrace



Parking spaces

It is possible to rent 2 parking spaces in the yard



Close to the train station

Few meters to Roskilde Station

Charming

Very centrally located just opposite Roskilde Station within walking distance to shops and cafes.

Large and exciting office rental with 4 smaller private offices and 3 larger open offices, 2 of which have access to a large private roof terrace. There is also a stairwell, small kitchen and 2 toilets.

The style of the lease is beautiful with nice floors, exposed beams, sloping ceilings with sloping ceilings and many windows which provide good light.

The property itself is raw and different with large arched windows and entrance gate in the same style.

You get the entire 1st floor for yourself incl. private roof terrace.

In addition, there are 2 parking spaces in the yard that can be rented.

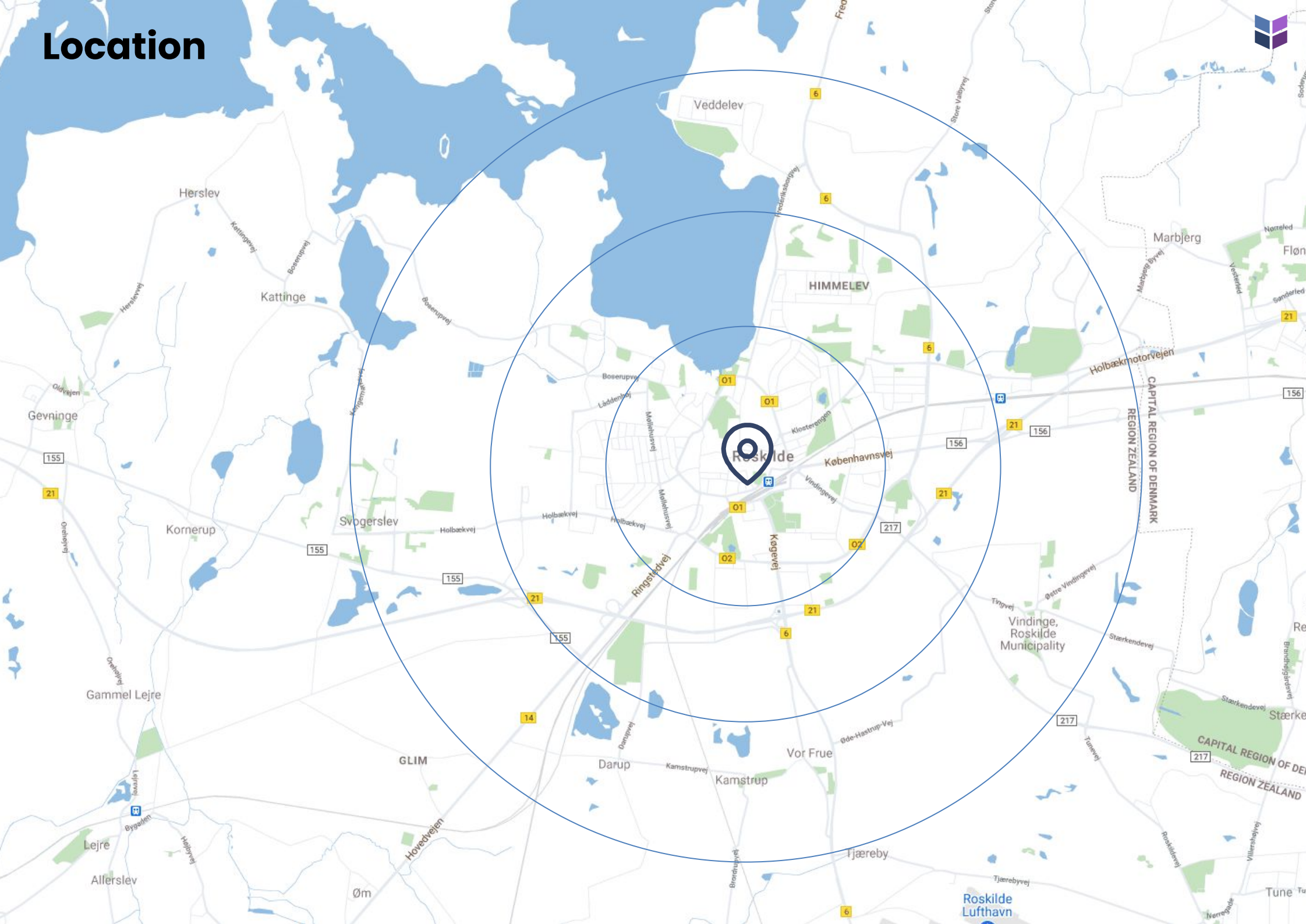
More central location can hardly be found - only 2 min. walk to the pedestrian zone and all its offerings.

Welcome to Jernbanegade 6B, 4000 Roskilde

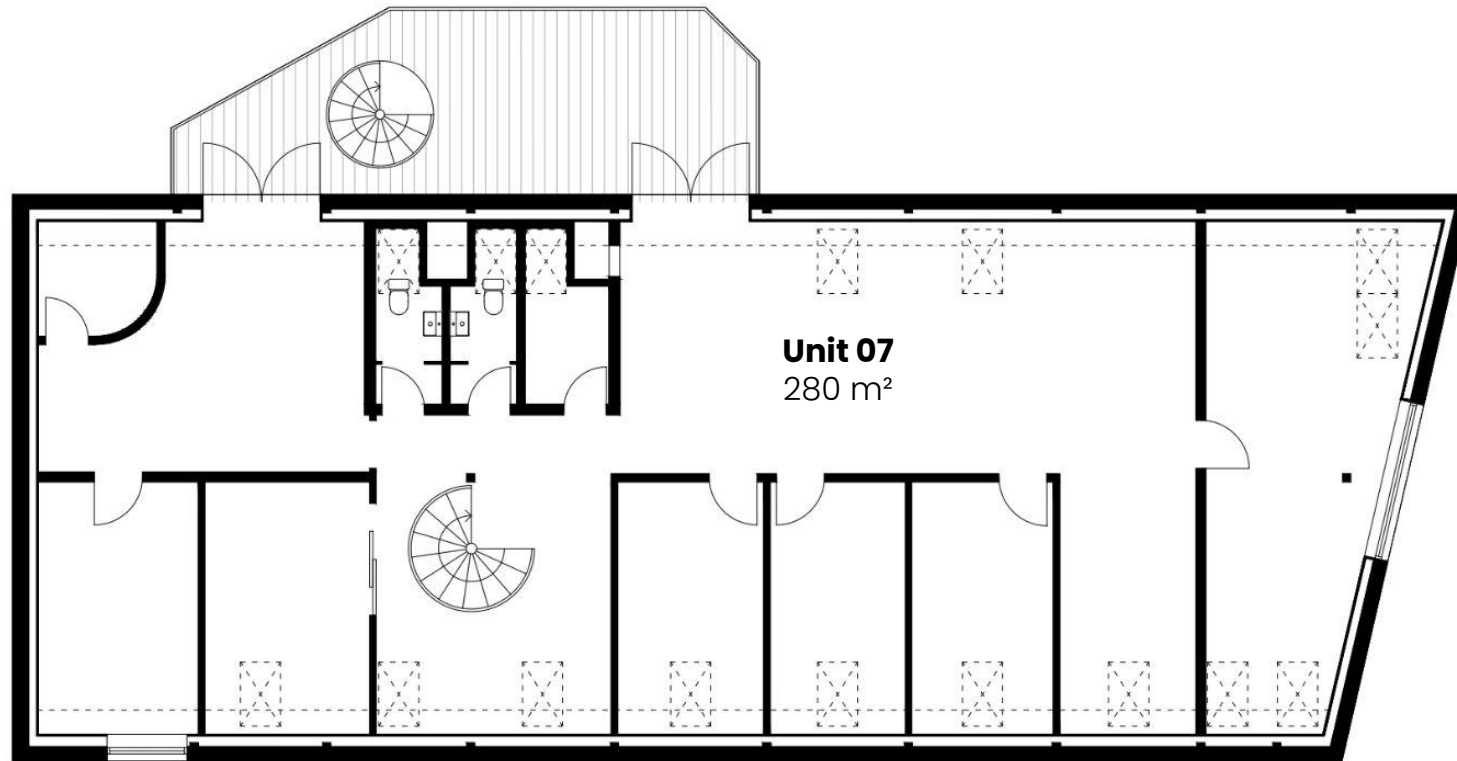




Location



Building layout - 1st floor





Rental terms

Unit 07

Size	280 m ²
Energy label	E
Lease start	Flexible

Rent/m ² pa	DKK 975
Rent pa	DKK 273.000

A conto opex/m ² pa	DKK 305,23
A conto heating/m ² pa	DKK 185,61
Total rent pa	DKK 410.435,20

Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Termination	12 months
Tenure	2 years

Contact

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