



WELCOME TO

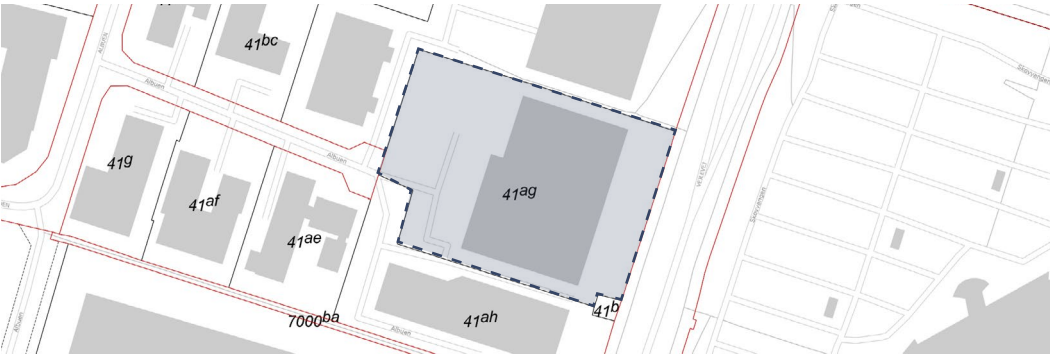
Albuen 19

6000 KOLDING



Key facts

Address	Albuen 19, A
Postal code/city	DK, 6000, Kolding
Title no	41ag Kolding Markjorder, 2. Afd
Year of construction	2006-2007
Plot Area	7,700 m ²
Building Area (GLA)	3,045 m ²
Main use(s)	Retail
Estimated Rent	DKK 3,100,000



Property Overview

Built in 2006, the property includes more than 3,000 m² of retail space, distributed over four large units with sizes from 500 to 900 m². Each unit appears as a standard big box, rectangular with high ceilings and services. Current tenants are Svane Køkkener Golfeksperten, MaxiZoo and Kirppu.

The property is located in the northern part of Kolding, around 4km from the town center, in a location with an attractive retail cluster, including multiple big box outlets as well as other retails.

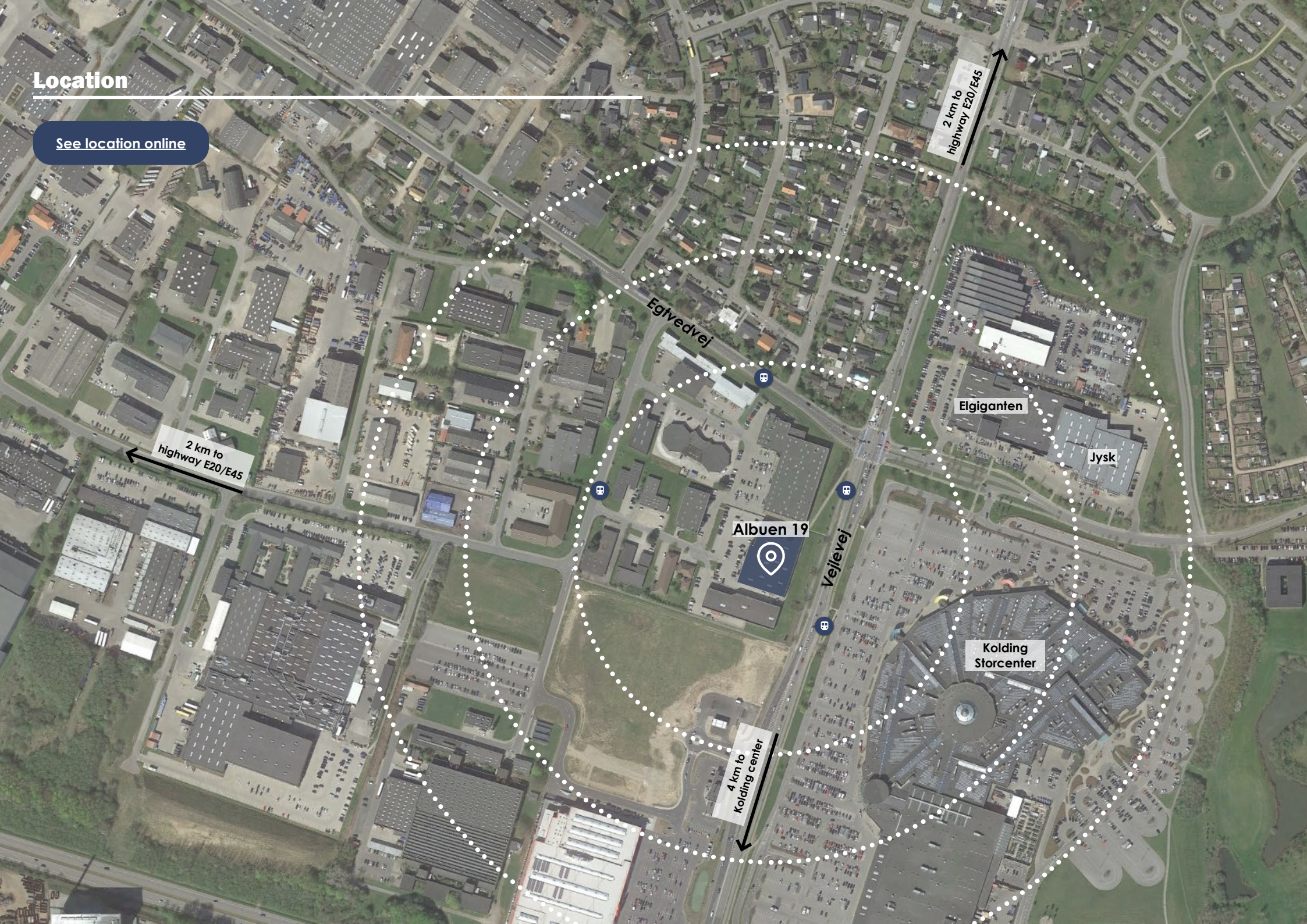
Most notably, the biggest regional shopping center in Jutland, Kolding Storcenter is situated right across the property.

Accessibility is excellent, with highway access - the E 20 and E 45 only 2 km from the property - and there is also easy access to busy arterial roads, including Vejlevej, leading directly to Kolding center.

With around 60000 inhabitants, Kolding is Denmark's 7th largest town, part of the so-called Triangle Region. Next to Copenhagen and Aarhus, the region is the strongest growth center in Denmark.

Location

[See location online](#)



Egtvedvej

2 km to
highway E20/E45

2 km to
highway E20/E45

Albuen 19

Vejlevej

Elgiganten

Jysk

Kolding
Storcenter

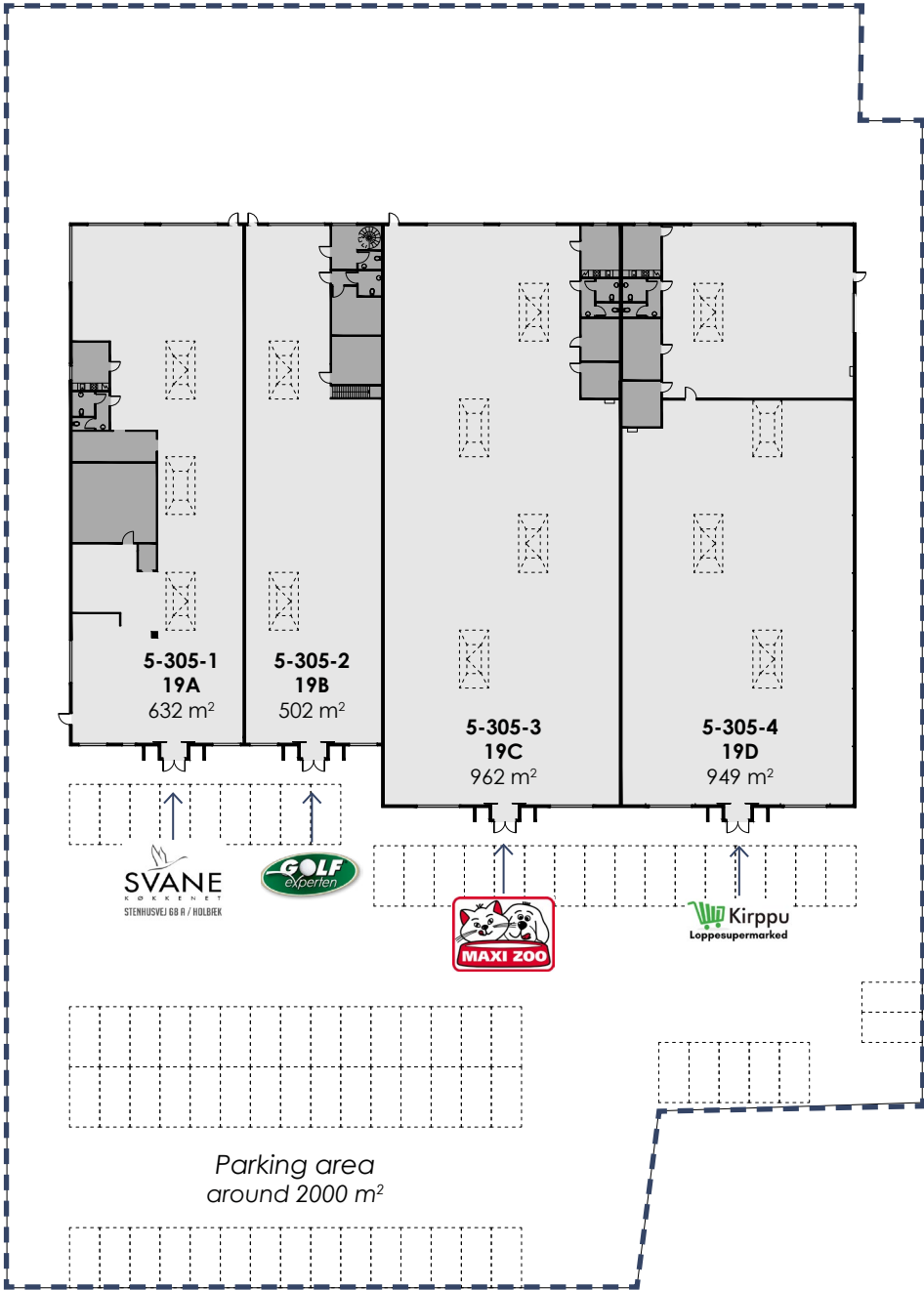
4 km to
Kolding center

Property pictures



Floorplan - ground floor

Lease Area Calculation Ground Floor		
No.	Name	Gross Unit Area (m ²)
5-305-1	19A	632
5-305-2	19B	502
5-305-3	19C	962
5-305-4	19D	949
Grand Total		3,045



Contact us



Christian Seitzberg

Head of asset management

+45 40 80 25 44

chs@nordicom.dk

[Check our website](#)

Park Street Nordicom

Svanevej 12, 2400 Copenhagen NV

+45 33 33 93 03

nordicom@nordicom.dk

