



Hejrevej 8-10, 2400 København NV

158-303 m² shop for rent





Attractive location

Good location in Copenhagen's northwest quarter "Fuglekvarteret"



Unique premises

Unique retail leases with an attractive location in a densely populated area



Parking

Free parking on the street for 3 hours



Close to station

At Nørrebro Station, the city's largest bus lines to and from the city center, S-trains and Metro connect the city.

The leases

The property is an older industrial property that is being converted into youth housing. On the ground floor, it will be possible to make up to 3 leases between 158 m² and 303 m².

All rooms are beautiful and bright with high ceilings and there are really good access conditions. The store leases are arranged in consultation with the tenant and the landlord.

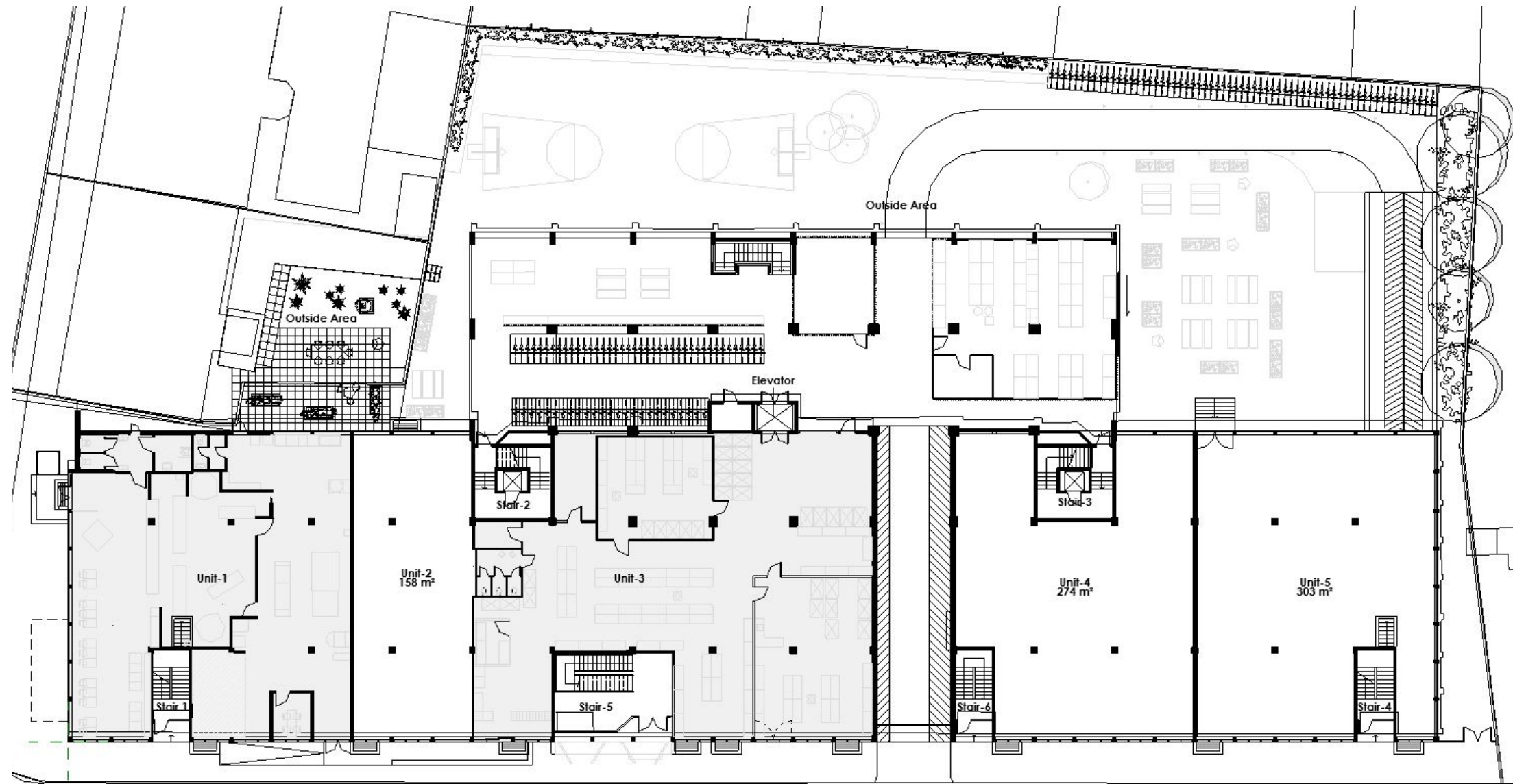
The area is characterized by high population density with many students and young families. It is a distinctly residential area with a few office properties as well as lighter industrial properties.

There are excellent transport options, at Nørrebro Station depart S-trains and metro and here are the city's largest bus lines to and from the city center. Quick access to the motorway network via Borups Alle and Frederiksborgvej.

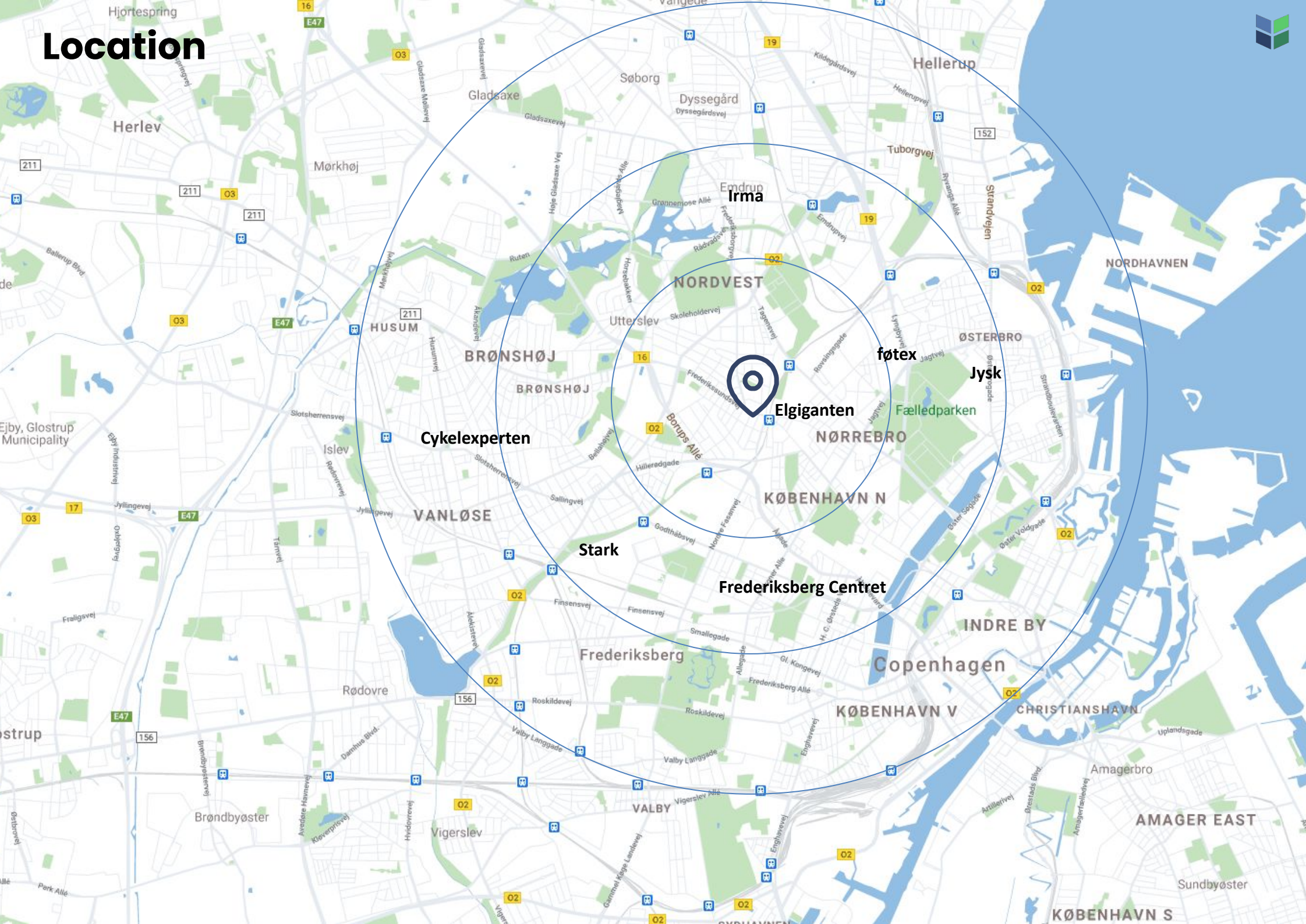
Welcome to Hejrevej 8-10



Building layout - Ground floor



Location







Rental terms

Unit-02

Size	158 m ²
Energy label	F
Lease start	Flexible
Rent/m ² pa	DKK 1,750
Rent pa	DKK 276,500
A conto opex/m ² pa	DKK 204.39
A conto heating/m ² pa	DKK 103.56
Total rent pa	DKK 325,156
Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Termination	12 months
Tenure	5 years



Rental terms

Unit-04 & Unit-05

Size	274-303 m ²
Energy label	F
Lease start	Flexible
Rent/m ² pa	DKK 1,500
Rent pa	DKK 411,000-454,500
A conto opex/m ² pa	DKK 204.39
A conto heating/m ² pa	DKK 103.56
Total rent pa	DKK 495,378-547,808
Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Termination	12 months
Tenure	5 years

Contact

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