



Albuen 19, 6000 Kolding

502-949 m² shop for rent





Location

Central location by Kolding Storcenter



Unique room

Unique space with good opportunity for different types of decor



Parking

Good parking facilities for you and your guests

An urban space with good opportunities

With an industrial district just 10 minutes away from Kolding Centrum and a world of different shops around this lease, your future shop will be centrally located and attractive.

The lease is currently a large space, with plenty of options for subdivision or a large open space.

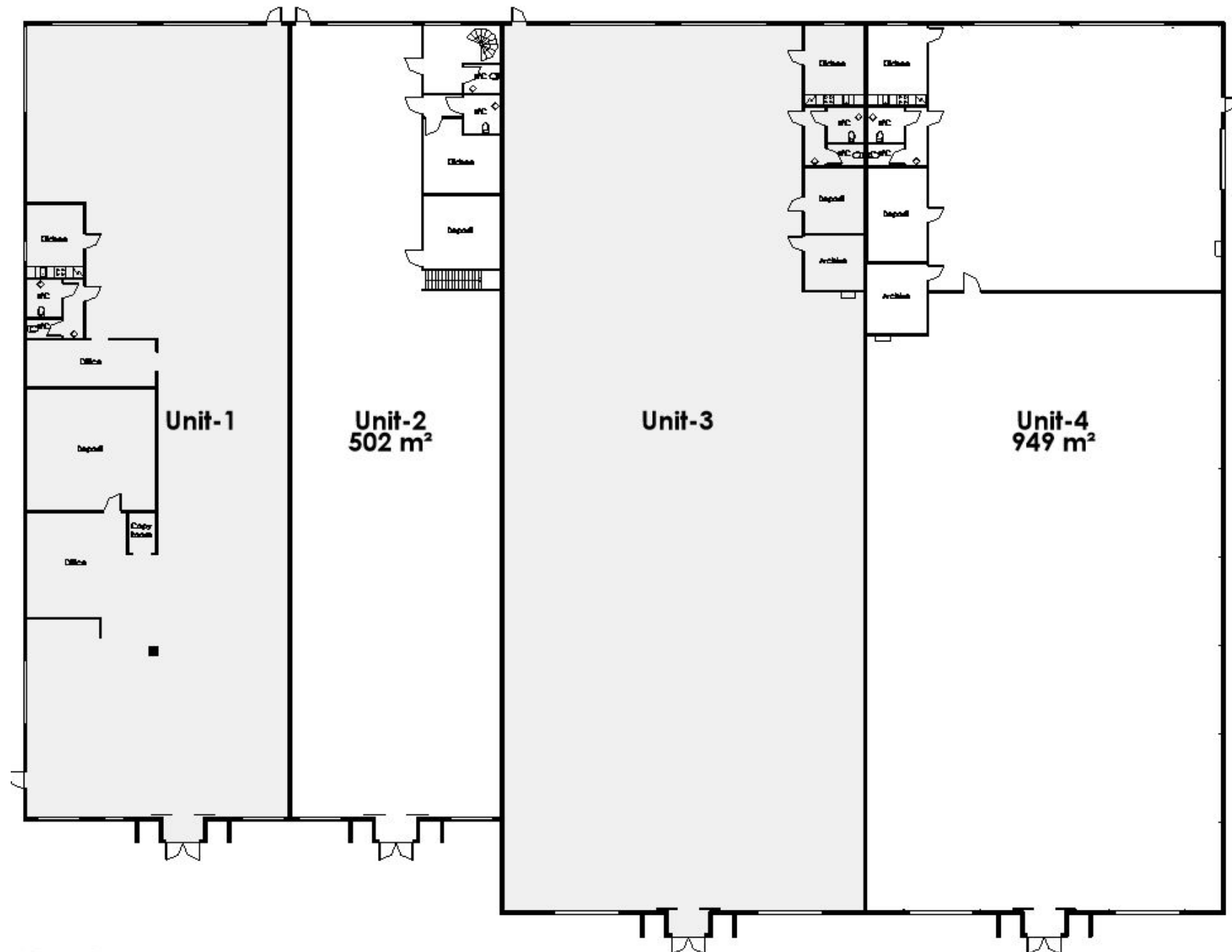
The lease is close to the Sønderjyske E20 motorway at exit 64 Kolding Vest.

Your future neighbors include everything from kitchens, bicycles, electronics, leisure equipment, and DIY stores.

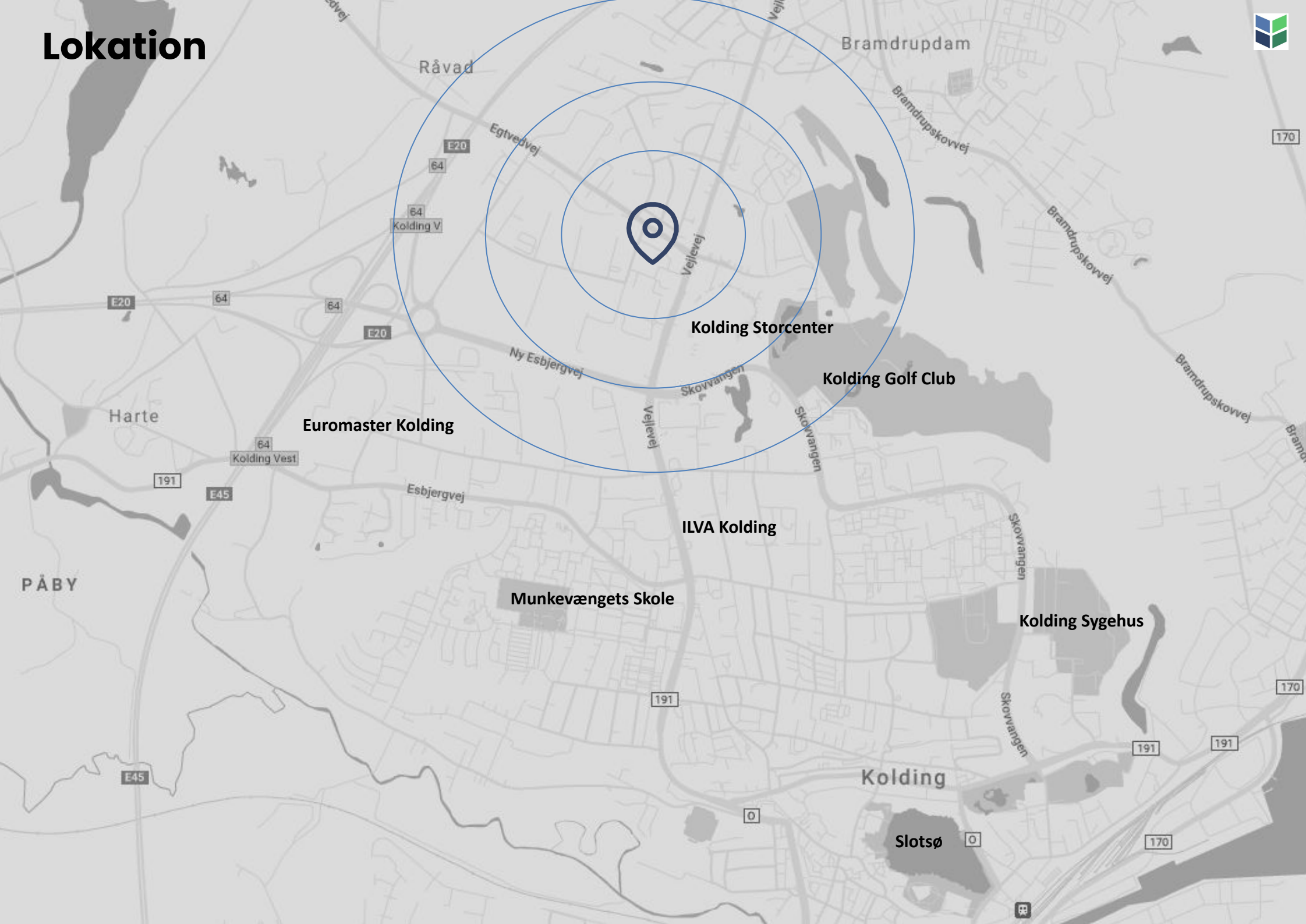
Welcome to Albuen 19



Building layout - Ground floor



Lokation





Rental terms - Unit 2

Size	502 m ²
Energy label	C
Lease start	Flexible

Yearly rent/m ²	DKK 1,000
Yearly rent	DKK 502,000

A conto operating expense/m ²	DKK 143.11
A conto heating expense/m ²	DKK 46.72
Total yearly rent	DKK 597,294.66

Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Tenure	5 years



Rental terms - Unit 4

Size	949 m ²
Energy label	C
Lease start	Flexible

Yearly rent/m ²	DKK 1,000
Yearly rent	DKK 949,000

A conto operating expense/m ²	DKK 143.11
A conto heating expense/m ²	DKK 46.72
Total yearly rent	DKK 1,131,528.33

Payment	Quarterly
Depositum	6 months rent
Indexation	NPI, min. 3%
VAT	Yes
Tenure	5 years

Contact

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