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Office space in modern office building in Industrial area

📍 Expozitiei Bucharest - Amerinvest, Romexpo,
Bucharest

3,496 EUR +VAT / month

Web Reference

#99476



<https://blissimobiliare.ro/en/office-space-for-rent-romexpo-bucharest-99476>

Description

BLISS Imobiliare presents an office space located on the 2nd floor, in a modern office building.

Close to STB stations, tram and 1 Mai metro station

The surface is 295.5 sqm usable net + 10% common, technical and traffic spaces = 333 sqm usable gross.

The space also includes toilets, server room, kitchenette and storage spaces (archive), as well as a common terrace.

The property has natural light through windows with aluminum joinery with double glazing and a curtain wall, sized and arranged so that the degree of brightness is maximum.

At the GF there is a commercial space on where there is a Mega Image supermarket on the whole surface and half of the 1st floor is also occupied by Mega Image.

The Building presents modern office spaces with surfaces between 205-1,265 sqm on the 1st, 2nd and 3rd floors of the Ug + Gf + 4F building on Bdul Expozitiei.

The rest of the building is composed of offices with separate entrances on each level, which can be partitioned or separated according to the tenants' wishes.

For parking there are available 10 places in the basement of the building and 2 places outside.

The bathrooms, mini-kitchens, and balconies are tiled, and the offices are carpeted.

The building has an air conditioning system composed of Rhoss brand chiller, VIADRUS G300 individual heating system and RHOSS brand individually controlled fan coil units.

In the basement of the building there is a parking lot equipped with noxious evacuation systems and access control.

The resistance structure of the building consists of reinforced concrete frames.

The north and east facades are clad with composite aluminum, and the south and west facades with decorative plaster.

The building has a thermal insulation system made of expanded polystyrene and mineral wool.

The building also has a Kone lift (Sweden) for 6 people, with stations from the basement to the top level.

The power supply is made through its own 400 kw substation. The building has a card access control system, video monitoring system and fire alarm.

The administration fee includes:

- Cleaning on common areas (entrance, reception, stairwell)
- Elevator maintenance and repairs (periodic inspections, ISCIR-ization)
- Maintenance and repairs of access control and intercom system
- Maintenance and repair of plumbing, electrical, cooling, heating (individual heating system-periodic inspections and ISCIR-insulation), both on common areas and in the Beneficiary's area, if the defects are due to normal wear and tear or causes that are not due to exploitation of the Beneficiary or of the persons coming to it.
- Gas installation overhauls
- Cleaning and maintenance of air conditioners
- Sanitation
- Water consumption
- warming up
- PRAM checks according to the legislation in force.

Tenant only pays for electricity

In the immediate vicinity there are pharmaceutical, medical, commercial, educational, entertainment, banking, parks, markets.

Access to public transport is easy: 1 Mai Metro Station is a 10-15 minute walk away.

Property details	
Useable surface	295m ²
Constructed surface	333m ²
Kitchens no.	1
Toilets no.	1
Building type	Block
Year built	2011
Balconies no.	1
State	Finished
Elevator	Yes
Parking inside	10
Parking outside	2
Average cost of utilities per month	1166.00 EUR

Amenities



Equipped kitchen



Not furnished



Building heating



Suitable for office



Air conditioning

Location



Photos

