Area
359 m²

Type
Office

Rooms
12

Construction year
1924

Commercial object
For rent

29 500 PLN
82 PLN / m²

Offer no: **145952**

WARSZAWA, OCHOTA, FILTRY

Pre-war building | Ideal for office or nursery

PRE-WAR TERRACED HOUSE IN KOLONIA STASZICA

Green surroundings | Excellent communication | Representative character of the house | Perfect for an office or nursery

This property is especially dedicated to those who are looking for a place in the atmosphere of a historic villa, at the same time located in an attractive location – close to the very center of Warsaw.

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ROOM LAYOUT AND STANDARD:

The maximum amount of usable space possible was arranged on 4 floors (ground floor, first floor, attic, and basement). The layout of the rooms and their functions have been adapted to the needs of the current tenant, but it is possible to adapt them to the needs of any type of office activity.

On the ground floor there are:
* 3 rooms,
* Kitchen,
* Bathroom,
* Entrance hall.

The other two floors are equipped with:
* 3 rooms,
* Bathroom,

In the basement, there are:
* Storage and technical rooms.

Both outside and inside, the property has retained its historic character – this is visible in the well-maintained wooden floor, internal staircase with original stairs, and window joinery. The windows face east, south, and west, which makes the interiors very sunny.

There is a possibility to park about 6 cars on the property.

BUILDING:

The property is located in the prestigious Kolonia Staszica, designed by an outstanding pre-war architect, Marian Kontkiewicz, the creator of many great buildings in pre-war Warsaw and the surrounding area. The villa, built in 1924 during World War II, did not suffer any damage and has retained its original shape to this day. Easy access from both sides of the building from Wawelska and Prosecutorska streets. The front façade of the property faces Trasa Łazienkowska, making the building highly visible to car traffic.

LOCATION:

The segment is located in the heart of Filtry – in Warsaw's Stara Ochota, in Kolonia Staszica. The historic estate, occupying an area bounded by the following streets: Krzywicki, Nowowiejska, Sędziowska, and Wawelska, has retained the charm of pre-war, noble architecture with narrow streets full of dense vegetation and old trees.

Not only the green surroundings and proximity to the center are the advantages of this location because it is also perfectly connected to further districts, Chopin Airport, and the Central Station.

ADDITIONAL INFORMATION:

Double deposit required
Possible arrangement of parking spaces within the property (approximately 5-6 spaces)
Possibility to adapt the interior according to the tenant's needs

I cordially invite you to the presentation!

OBIEKT CHRONIONY
22 422 70 00

PROPERTY
LOCATION

Kolejowa
Koszykowa
Koszykowa
ŚRÓDMIEŚCIE POŁUDNIOWE, WARSAW
Piękna
Al. Ujazdowskie
al. Niepodległości
FILTRY
OLD OCHOTA
Wawelska
Och-Teatr
Ludwika Waryńskiego
Klub Stodoła
Jeff's
Stefana Banacha
Stefana Batorego
Google
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PROPERTY AGENT

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