



Area  
330 m<sup>2</sup>



Type  
Office

Rooms  
10



Construction year  
1980



Commercial object  
For rent

**6 000 PLN**  
18 PLN / m<sup>2</sup>



Offer no: 918351

## MAZOWIECKIE, WARSZAWA, WAWER

**330m2 | 10 rooms | Radość | Close to SKM**

**ATTRACTIVELY LOCATED HOUSE FOR AN OFFICE AT THE SAME SKM LINE STATION**

**Two self-sufficient sides | For business activities | Garage and parking places in front of the building | Lots of rooms | Strategic location**

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### **MAIN ADVANTAGES:**

The house is located in a very good place, in a small street running parallel to Patriotów street, along which runs the SKM line to Otwock. Thanks to this, despite the considerable distance from Śródmieście, communication with it is comfortable and fast.

An undoubted advantage is also the recent opening of a section of the southern bypass of Warsaw, from which we can reach the building in literally a few minutes.

A large number of rooms allows for easy adaptation to activities of many different profiles. The property will work well as a base for design activities, or an online store.

### **ROOM LAYOUT:**

#### **Ground floor:**

- \* Living room with kitchen
- \* 3 study rooms
- \* Toilet

#### **1st floor:**

- \* 5 rooms
- \* kitchen
- \* 2 bathrooms

#### **2nd floor:**

- \* Open space
- \* TOILETS

**Cellar:**

\* 2 storage rooms

\* Boiler room

The building is divided into two parts, each with a separate staircase. There are passages between the parts in the basement, on the ground floor and on the 1st floor. The advantage is a large basement with a garage, and an independent garage for two cars outside.

The building also includes a large and very picturesque garden with two terraces overlooking it.

**LOCATION:**

The main advantage of the property is the walking distance to the Warszawa Miedzeszyn SKM station. The suburban railway allows you to get to the very center in less than 20 minutes. In addition to the station, literally a few hundred meters from the building, there is a junction of the southern Warsaw bypass, through which we can comfortably and very quickly get to Wilanów or towards Majdan.

In turn, via the main communication artery of the region, Patriotów Street, we will quickly get to Gocław and further towards Praga or Śródmieście.

There is a school in the area, several shops, including one large-format, as well as a pastry shop and a gym.

The whole area is in fact in a forest, and the louder Patriotów Street is separated from the property by a number of houses, so it is green and quiet around.

**ADDITIONAL INFORMATION:**

The price includes the estimated costs of utilities in the amount of about PLN 600 / month.

Electricity and internet payable separately

**I'll see you on a presentation!**

























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980 990 1000 1010 1020 1030 1040 1050  
710 720 730 740 750 760 770 780 790 800  
950 960 970 980 990 1000 1010 1020 1030 1040 1050  
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MADE IN USSR





PROPERTY  
LOCATION





katzee collar

Ferrus Group  
Sp.zoo Sp.k

Biedronka

Patriotów

Verdo Catering

MIEDZESZYN

Hotel Boss

Przewodowa

Cukiernia Meryk

Drozdowa

Sarny

Stajnia JACKOWO

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PROPERTY AGENT  
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