



## #47433, Rent - Office space, Belgrade, ZEMUN GORNJI GRAD

|                                                                                                |                                                                                                |                                                                                           |                                                                                          |                                                                                          |                                                                                          |                                                                                          |                                                                                           |                                                                                           |                                                                                            |                                                                                             |
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| TYPE OF OBJECT<br>MULTIPURPOSE                                                                 | SURFACE AREA<br>2.260 m²                                                                       | THE PRICE<br>€15,000                                                                      | UTILIZATION<br>AVAILABLE                                                                 |                                                                                          |                                                                                          |                                                                                          |                                                                                           |                                                                                           |                                                                                            |                                                                                             |
| OFFICE<br>20                                                                                   | THE BIGGEST OFFICE<br>0                                                                        | THE FLOOR<br>GROUND FLOOR                                                                 |                                                                                          |                                                                                          |                                                                                          |                                                                                          |                                                                                           |                                                                                           |                                                                                            |                                                                                             |
| <br>UNFURNI | <br>INDEPEN | <br>NO | <br>0 | <br>5 | <br>0 | <br>0 | <br>NO | <br>NO | <br>NO | <br>10 |

Excellent property, which occupies two levels, ground floor and first floor. Ground floor features an open space layout warehouse, total surface of 1.100 m<sup>2</sup>, without any partitions, only supporting pillars. There are a large rolling doors, for easy access for loading/unloading goods. Equipped with an elevator with connection all the way to the second floor. One restroom, concrete floors. First floor features offices, total surface of 1.150 m<sup>2</sup>, including a large show room, offices, two conference halls, dressing rooms for employees, kitchen, as well as five separate toilets. Floors are covered in tiles. Each room has air-conditioning, radiators of floor heating, which could be switched on on the ground floor level in boiler room. The elevator house is built to the height of the second floor, and there is a possibility of upgrading. The facility has 10 private parking spaces in the courtyard of the complex. Well-connected location, 4.5 km from the E75 highway, 8 km from the Nikola Tesla airport, 1 km from the center of Zemun, while it is 7 km from the center of Belgrade. The space is suitable for variety of business activities.

