

Feniks

ul. Żelazna 32, Wola, Warsaw



Location

Feniks is located at 32 Żelazna Street in the Warsaw district Wola. Main railway station of the city (PKP Warszawa Centralna) can be easily reached by car within 5 minutes. The International Chopin Airport is situated approx. 25-minutes-drive from the building.

Description

Feniks is a 9-storey office building, which offers approx. 8 941 m² of leasing space for tenant's use. The object provides about 50 underground parking spaces. Typical floor plate is approx. 1,400 m². The building has obtained the BREEAM certificate with Very Good subtype.

Fit out

Air conditioning, Raised floors, Suspended ceilings, Smoke detectors, Fiber optics, Operable windows, BMS

BUILDING INFORMATION

Building status	Existing
Building class	B+
Completion year	2012
Green certificate	BREEAM
Total space	13 685 m ²
Office gross space	8 941 m ²
Average floor size	1 400 m ²
Add-on factor	6%
Above ground floors	8
Underground floors	1
Garage parking lots	48
Parking ratio	100

LEASE TERMS

Minimum rentable space	50 m ²
Asking rent	After log in
Service charges	After log in
Surface parking rent	After log in
Garage parking rent	After log in
Minimum lease term	5 years

These property particulars are only of information character and do not constitute offer to conclude any agreement within the meaning of provisions of Polish Civil Code (Journal of Laws from 1964, no. 16, item 93 as amended).



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