

# U10

Aleje Ujazdowskie 10, City Center, Warsaw



## Location

U10 is located at 10 Ujazdowskie Alley in the Warsaw district Śródmieście. Main railway station of the city (PKP Warszawa Centralna) can be easily reached by car within 15 minutes. The International Chopin Airport is situated approx. 25-minutes-drive from the building.

## Description

U10 is a 10-storey office building, which offers approx. 4,000 m<sup>2</sup> of leasing space for tenant's use. The object provides about 40 above-ground parking spaces. Typical floor plate is approx. 650 m<sup>2</sup>. The building is equipped among others with: air conditioning, access control, smoke detectors, raised floor and UPS. The building has obtained the BREEAM certificate with Very Good subtype.

## Fit out

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

## BUILDING INFORMATION

Building status	Existing
Building class	B
Completion year	2003
Green certificate	BREEAM
Total space	5 992 m <sup>2</sup>
Office gross space	3 837 m <sup>2</sup>
Average floor size	650 m <sup>2</sup>
Add-on factor	6%
Above ground floors	8
Underground floors	2
Garage parking lots	39

## LEASE TERMS

Asking rent	After log in
Service charges	After log in
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).