



## #44008, Rent - Office space, Belgrade, ZEMUN GORNJI GRAD

TYPE OF OBJECT <b>COMMERCIAL BUILDING</b>	SURFACE AREA <b>710 m<sup>2</sup></b>	THE PRICE <b>€9,960</b>	UTILIZATION <b>AVAILABLE</b>
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OFFICE <b>6</b>	THE BIGGEST OFFICE <b>0</b>	THE FLOOR <b>GROUND FLOOR</b>
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Detached business building is situated close to the center of Zemun, near the bus roundabout, and just a few minutes' driving distance from the highway, with good traffic connections to the city. It is located in one of the main traffic arteries of this part of the city, just a few minutes' drive from the Novi Sad highway and the Zemun-Borca bridge. Several lines of public transport are passing through this street as well. The building has a parking space for 10 vehicles in the yard and a separate garage for another 8 vehicles, which is the subject of a subsequent agreement. The space has a separate entrance and consists of five levels of about 160 m<sup>2</sup> each, as well as a ground floor of 50 m<sup>2</sup>. The ground floor is designed as an entrance area with a porter's room, an elevator connecting all levels and a staircase. The last floor is withdrawn and has a terrace of about 30m<sup>2</sup>. Each level has a two-side orientation with open space structure with large windows facing the street and on the other side facing the inner yard where there is a parking lot. Each level has two toilets and a separate area for kitchens. Heating and cooling is via a fan-coil system, and there is also additional underfloor heating. The possibility of adapting the space to the tenant's needs. The basement part is also an open space of about 150m<sup>2</sup> that can be used, with subsequent agreement, as a temporary warehouse. This part is paved and connected with the other levels by an elevator and stairs. The yard is paved. Good access directly from the street.

