



## #46037, Rent - Warehouse, Belgrade, OVČA

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| TYPE OF OBJECT<br><b>MULTIPURPOSE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | SURFACE AREA<br><b>440 m<sup>2</sup></b> | THE PRICE<br><b>€1,600</b> | UTILIZATION<br><b>AVAILABLE</b> |
| PLAC (AR)<br><b>0</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | LEVELS<br><b>PR+I</b>                    | OFFICE<br><b>1</b>         | OFFICE AREA<br><b>0</b>         |
|  UNFURNI<br> INDEPEN<br> NO<br> 0<br> 1<br> 0<br> 0<br> YES<br> NO<br> NO<br> 2 |                                          |                            |                                 |

Excellent, separate business/storage facility in Ovca area. A part of the building with a total area of 400 m<sup>2</sup> is for rent, on two levels. A large truck entrance on the ground floor is at disposal, and it is used by all tenants. This level occupy approx. 240 m<sup>2</sup>, with a temporary office for a warehouseman and a toilet. The upper level is approx. 200 m<sup>2</sup> of open space. Connected by a freight elevator, with a capacity of about 1 ton. Electricity about 20 kW. The concrete shell cover the microcement floor. The building has a tow truck entrance, and two parking spaces in the yard, as well as two parking spaces in front of the entrance. For wholesale/retail sales, representative offices, exhibition spaces. Not for production and noisy/dirty activities. The entire facility is covered by video surveillance, has cable internet.

