



#47254, Rent - Retail space, Belgrade, BLOK 22

TYPE OF OBJECT RESIDENTIAL BUILDING	SURFACE AREA 274 m²	THE PRICE €4,000	UTILIZATION AVAILABLE
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ROOM 6	THE BIGGEST ROOM 0	THE FLOOR GROUND FLOOR
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 UNFURNI	 CITY CE	 YES	 0	 2	 0	 6	 YES	 YES	 1	 NO
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Business premises in an exclusive location, in the residential and commercial zone of New Belgrade. Easy access to the city center and the airport. In the immediate surroundings are the headquarters of numerous large companies, as well as the residential area on the upper floors. Nearby boulevards are served by numerous lines of public transport. Space was previously used as a retail space. It consists of two levels - ground floor and basement. Ground floor - 166 m², has open space layout. There are two large entrances from the front of the building and one from the back. Existing glass partitions can be removed as needed. Basement - 108 m², has natural light. The office space is 64 m² and the garage is 45 m². It has men's and women's toilets, a kitchen, a large open room, a server room, and another office that is currently divided with light plaster partitions on two smaller ones. The garage is accessed from the building's main garage, has a sink and direct entrance to the space on the basement level. Completely renovated, suspended ceilings, halogen lighting, high-quality oak parquet, marble inlays at each entrance door, ceramic tiles in the sanitary block. In the garage, there is an epoxy coating on the floor. Installed network and power sockets for more consumers. Video intercom installed. It has two electricity meters and a separate meter for the garage. Around the main entrance with two doors, there is a decorative portal and canopy, with outlets for advertisements. All four entrances are fitted with electrically operated safety roller doors, and the windows are equipped with Esslinger blinds. It has an anti-burglary system, with an autonomous power source, and can support a fire alarm system (fire alarm installation is required). Suitable for various activities.

