


# #50384, Rent - Warehouse, Belgrade, NOVOSADSKI AUTOPUT

| TYPE OF OBJECT | SURFACE AREA | THE PRICE | UTILIZATION |
|---|---|---|---|
| MULTIPURPOSE | 2.076 m² | €15,000 | AVAILABLE |

| PLAC (AR) | LEVELS | OFFICE | OFFICE AREA |
|---|---|---|---|
| 22 | 1 | 8 | 853 |

| UNFURNI | INDEPEN | YES | 0 | 4 | 0 | 10 | YES | YES | NO | 27 |
|---|---|---|---|---|---|---|---|---|---|---|

An exceptional multifunctional office building, which consists of ground floor and the first floor in the office area and a large gallery in the warehouse and sales area. It is located in the industrial zone of Zemun, along the highway to Novi Sad, along the ring road around Belgrade, and near the Pupin bridge. Registered, with a license to use. Such objects rarely appear in the offer, both because of their position and size, and because of the said complete paperwork. The office part consists of two levels, ground floor and first floor. Ground floor - large reception area with counter, large office for 10 employees, equipped kitchen, dining room, male/female wet room, staircase to the upper level and direct entrance to the ground floor sales/storage area. The area of the office space is 254 m<sup>2</sup>, it is covered with transparent glass panels, with the possibility of adaptation to the future user. First floor - the central hall from which you can enter all the offices, as well as the sales area in the gallery. In the business part, there are 4 offices, a server room and two apartments for business partners, which can also be used as offices. The floor area is 214 m<sup>2</sup>. The ground floor of the warehouse/sales area has two entrances, 4.5 meters high in the part where the gallery is and 9 meters high in the central opening. Equipped with cargo platform, male/female wet hub. The surface area is 853 m<sup>2</sup>. The first floor of the warehouse is open, connected to the offices on the first floor, with a cargo platform, male/female wet junction. The area of the gallery is 755 m<sup>2</sup>. The building is made of panels, thickness 15. The floor is made of ferroconcrete. Air-conditioned, electric heating that can also be switched to pellet, and used as floor heating. The strength of the engaged current is 100 KW. Large paved lot with 27 parking spaces. Truck entrance.


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