

# Соболева 16



город Смоленск, ул. Соболева, 16

- **Аренда**

## Предлагаемые площади

эт.	773 м <sup>2</sup>	11400 р./м <sup>2</sup>
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Soboleva 16 is a stand-alone 3-story office property located in the center of Smolensk with good access by public transport within walking distance of the Dnepr River and Uspensky Cathedral.

The property includes about 770 square meters of Class B office space. The space is broken down into a number individual offices and some open spaces. The property has all engineering systems and utilities such as heating, ventilation, and air conditioning. In addition to office space, there is a kitchen area. The space is finished but may require some improvements or changes per tenant's specifications.

The property is available now. However, the landlord is aware that any future tenant may have a specific timing and other occupancy obligations. So they are willing to wait and be flexible in exchange of a long-term lease relationship.

The property is marketed at 950 RUB per square meter per month all in. Tenant will be responsible for telecom and other expenses associated with running the office. The final terms and conditions are

subject to contract.

Соболева 16 - особняк в центре Смоленска рядом с рекой Днепр и достопримечательностями города. Остановка общественного транспорта в 80 м.

Отличительные характеристики:

- Отреставрированный особняк 19 века с мотивами средневекового зодчества Западной Европы
- Два этажа, мансарда, цоколь и подвал. Смешанные планировки
- Качественный ремонт. Оборудованная кухня
- Наземная парковка

Арендная ставка по запросу: от 11400 р. за кв.м в год, включая НДС и операционные расходы