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## **135 sqm nett Class A office space Herastrau Bucharest**

📍 Ceasornicului 17, Herastrau, Bucharest

**2,387 EUR +VAT / month**

Web Reference  
**#85891**



<https://www.blissimobiliare.ro/index.php/en/office-space-for-rent-herastrau-nordului-bucharest-85891>  
[\(https://www.blissimobiliare.ro/index.php/en/office-space-for-rent-herastrau-nordului-bucharest-85891\)](https://www.blissimobiliare.ro/index.php/en/office-space-for-rent-herastrau-nordului-bucharest-85891)

### **Description**

Office space of 135 sqm (usable), located on the ground floor in the Herăstrău area of Bucharest. Rentable area: 154 sqm. Underground parking available at an additional cost.

### **Possibility for underground parking places**

Boutique Class A Office located in north Bucharest, two minutes walking distance to Herăstrău Park and seven minutes walking distance to Aurel Vlaicu underground station. Easy access into the airport, Victoria Square and Promenada Mall. Facilities in the area: restaurants, supermarkets.

This office building has a total rent-able surface of 2.500 sqm and with the potential to customize the workspace.

The 2.500 sqm are divided over 6 levels (GF+5) plus a terrace of 200 m<sup>2</sup> located on the ground floor and 2 balconies per floor. Tenants benefit of access to the business lounge on the ground floor.

### **Facilities Offered**

Inaugurated in 2008, the building offers the following facilities:

01. Efficient Energy Management

Class A energy certified. The HVAC climate control system enables temperature control day/night, directly or through two control units. The building is equipped with a Siemens automatic reactive power compensation unit. All these features ensure efficient energy consumption.

## 02. Ventilation

Two Lossnay branded ventilation units per floor allow fresh air intake and heat recovery. The HVAC grid system is placed towards the windows.

## 03. Prevention of incidents

In the event of a fire, the fire detection system and automatic building installations are triggered. A Siemens exhaust unit also allows the safe removal of exhaust fumes from the garage.

## 04. Safety

The office building is fitted with an alarm and video surveillance system (CCTV) as well as 24/7 security.

## 05. Uninterruptible power

The Caterpillar branded generator can support the operation of 150 computers as well as emergency lighting.

## 06. Underground parking

A Klaus Parking System with a capacity of 30 spaces.

## 07. Server room

The building has a secure and climate controlled 24/7 server room, ideal for storing servers and other IT equipment.

## 08. Elevator

The Schindler branded elevator has a capacity of 11 people. It is equipped with a transportation efficiency system as well as with a safety feature in the event of a fire.

### Building Classification

This office project was developed to meet the mandatory and additional BOMA class A criteria.

### Customization of the workspace

The building offers customers the ability to customize the workspace.



## Property details

<b>Rooms no.</b>	4
<b>Useable surface</b>	135m <sup>2</sup>
<b>Constructed surface</b>	154m <sup>2</sup>
<b>Kitchens no.</b>	1
<b>Toilets no.</b>	2
<b>Building type</b>	Block
<b>Year built</b>	2008
<b>Balconies no.</b>	1
<b>State</b>	Finished
<b>Elevator</b>	Yes
<b>Parking inside</b>	2
<b>Common service charges</b>	693.00 EUR

## Amenities

	Equipped kitchen		Dishwasher		Not furnished
	Building heating		Suitable for office		Air conditioning



## Location



## Photos

