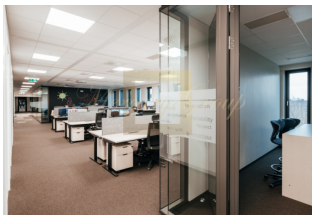




We offer for rent office space close to the airport

Latvia, Riga district

Price:	€ 20 896
Object type	Commerce property, Commerce
House type	New project
Market	New building
Number of rooms	0
Area	1306 m2
Category	For rent



We offer to rent office space in complex Business Garden what consist of five high-class office buildings with more than 42,000m².

- 1,7 ha spacious garden
- Full day restaurant
- Childcare centre for employees` s children
- Designed to apply LEED certification
- 1:23 underground and outside parking ratio
- 418 bicycle racks
- Shower amenities in the building for the cyclists
- Energy-saving electrical equipment and LED lighting
- Priority parking spaces and charging outlets for electrical cars

An open-floor layout allows for the creation of an office up to 2,700 m² in size on one floor. Efficient layouts, abundant daylight, and well-considered finishing solutions will allow for quick and effective adjusting to fit the needs of your business.

Business Garden offers a prominent location - just 6 km from the historical centre of Riga, 4 km from Riga International Airport, and features quick access to other parts of the city. Across the road is Spice - one of Riga's



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largest shopping centres.

At the moment, it is possible to rent premises from 350 m². The rental price is 14-16 euros / m², depending on the selected premises. The landlord makes the necessary investments to adapt the premises to the needs of the tenant (decoration + construction of utility networks) using standard finishing materials.

Service charge: 2,30 EUR/m² per month. Service charge includes security, technical system maintenance, common use area cleaning, real estate tax, property management costs, etc.

Common use utilities: 0,73 EUR/m² per month. The actual costs of electricity, heating and water consumption for common building systems and common areas. Revised annually considering actual costs.

Additional costs: individually metred electricity and water consumption inside tenant's premises.

* All the prices are indicated without VAT.

Standard rental period is 5 years.

Security deposit is 3 months rent + VAT.

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