



## #48429, Rent - Office space, Belgrade, TERAZIJE

TYPE OF OBJECT <b>DETACHED HOUSE</b>	SURFACE AREA <b>400 m<sup>2</sup></b>	THE PRICE <b>call us</b>	UTILIZATION <b>AVAILABLE</b>
OFFICE <b>3</b>	THE BIGGEST OFFICE <b>120</b>	THE FLOOR <b>GROUND FLOOR</b>	

 UNFURNI	 INDEPEN	 YES	 0	 1	 1	 1	 NO	 NO	 NO	 NO
---	---	---	---	---	---	---	--	--	---	--

Business pre-war building is located in the city center, near the pedestrian zone, and 200 m from Knez Mihailova street. This part of the city is rich in commercial, historical and cultural content. There is a public garage near by where it is possible to rent parking spaces. The building has been renovated ( power installations, exterior doors and windows, heating and sanitary elements have been replaced). It consists of three levels. On the ground floor and the street level there is a shop of 90 m<sup>2</sup> while the metal round staircase leads up to the gallery. In the back of the shop there is a toilet. The floor is covered with granite ceramics, while the height of the ceiling without the gallery is 5.5 m. The store has a large shop window and it is very bright. The space is divided by one removable wall, and it can be organized according clients needs. The entrance to the business premises is also placed on the ground floor, and oriented towards the street. Premises consists of a long hallway on the ground floor (It is also divided by the wall , like in the shop) and two upper floors. On the ground floor, at the end of the hallway there is an exit to the large inner courtyard that occupies 3 acres. On the first floor there is a large open space of 123 m<sup>2</sup> with a central support column in the middle. There is also one toilet at disposal. The ceiling height in this part is 4 m, it is bright, with a small balcony that overlooks Terazije square. The carpentry provides very good sound insulation, so the space is quiet. The loft also consists of an open space of 123 m<sup>2</sup> with a pillar in the center. The ceiling is in the slopes that do not disturb the functionality of the space. There are also two storage rooms of 10 m<sup>2</sup> between floors. Suitable for a variety of business activities with possibility to design space according the clients needs..

