

## **Offices In Strovolos, Nicosia**

Commercial Building €5,500 \* per calendar month DP09923/DRE\_6185

Strovolos, Nicosia, Cyprus Provinces

## Description

The property is a Commercial Building for Rent in Strovolos, Nicosia. The property is built in a plot of 1437sqm and measures about 642sqm of covered internal area (GF 327m2, Mezzanine 160m2, Basement 155m2). The asset offers: -Partly partitioned with lockable offices -Alarm system -Suspended ceiling -Independent air-conditioning & heating system -Fresh air system throughout with heat recovery units for energy efficiency -Highly efficient design including column free open plan office space. -Two toilets on the Mezzanine floor and 4 toilets on the basement floor -Large Kitchen/employee area on the ground floor -9 parking spaces, 2 in the basement and 7 on the GF -Fully operational electrical fittings (sockets, telephone points, Ethernet points) -Computer wiring all around with floor boxes installed leading to the server room -LED Light fittings installed -More than adequate 40KVA, 3-phase electricity supply for the office -Server room -High visibility to both sides of the Limassol Avenue with a very high advertising value - Option to let an additional storage room in the basement of 55m2 -Separate electricity and water bills -Private elevator (Kone) and staircase connecting the 3 office floors (Basement, GF, Mezzanine) -Drive through area/parking in front of the office



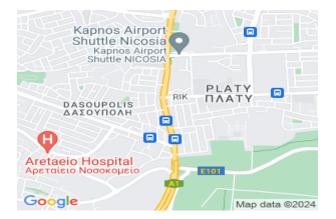


## **Property Details**

Air Conditioning		Guestroom
Alarm System		Basement
Ensuite Toilet		Dining Room
Jacuzzi	I	Barbeque Area
Central Heating		Showroom
Fireplace		<b>Raised Floor</b>
Barbeque Area		Storage room
Swimming Pool	I	Shower
<b>Double Glaze Windows</b>		Gym
Roof Garden	-	Kitchen



-	Spa
-	Solar Heater
-	Photovoltaic System
-	Garden
-	Near Beach
-	Near Public Park
-	City View
-	Countryside
-	-





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