

Ingolstadt

First occupancy - designer office building near Airbus and the motorway

Property ID: 25146012



RENT PRICE: 9.607 EUR

Property ID: 25146012 - 85053 Ingolstadt

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At a glance

Property ID	25146012	Rent price	9.607 EUR
Year of construction	2019	Commission	2,38 (inkl. MwSt.) Kalt-Monatsmieten
		Total Space	ca. 739 m ²
		Condition of property	First occupancy

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Energy Data

Energy Source	Electricity	Energy Certificate	Energy demand certificate
Energy certificate valid until	21.09.2031	Year of construction according to energy certificate	2019

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The property



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Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

*** Your new company headquarters *** in a stylish, newly built office building (first occupancy), Ingolstadt-Southeast, near Airbus and the motorway. The office building is finished and ready for interior fit-out, allowing the interior to be customized to the tenant's exact specifications. Features include an elevator connecting the underground parking garage to the four floors, raised access floors for flexible utility routing, and strategically placed floor boxes for flexible floor plan design. Another special feature is the use of thermally activated building components via the floor slab, which provides a pleasantly cool temperature in summer and comfortable warmth in winter. This is achieved entirely without radiators or air conditioning units. Two floors (1st and 2nd floors), each approximately 739 sq m, are available for rent, totaling approximately 1,478 sq m of office space. Subdivision is possible starting at approximately 300 sq m. Monthly rent (excluding utilities) for approx. 739 sq m of office space: €9,607 plus utilities, plus underground parking/parking space rental by arrangement. All prices are subject to VAT.

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Details of amenities

Grundausstattung:

- Chefbüro
- Sekretariat
- Besprechungsraum
- Großraumbüro
- Flexible Raumaufteilung
- Hohlraumboden mit Doppelbodenstreifen
- Bodenbelag als Nadelvlies
- Trennwände als Trockenbauwände
- Abgehängte Decken im Flurbereich
- Geschlossene GK Akustikdecke
- Sonnenschutz außenliegend

Umfangreiche Sonderausstattungen nach Mieterwunsch möglich.

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All about the location

Das Bürogebäude befindet sich im Gewerbegebiet Manchinger Straße, am südöstlichen Stadtrand von Ingolstadt.

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Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 21.9.2031.

Endenergiebedarf für die Wärme beträgt 23.00 kwh/(m²*a).

Endenergiebedarf für den Strom beträgt 9.00 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Strom.

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Contact partner

For further information, please contact your contact person:

Andreas Lindner

Ziegelbräustraße 14, 85049 Ingolstadt

Tel.: +49 841 - 99 33 27 22

E-Mail: ingolstadt@von-poll.com

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