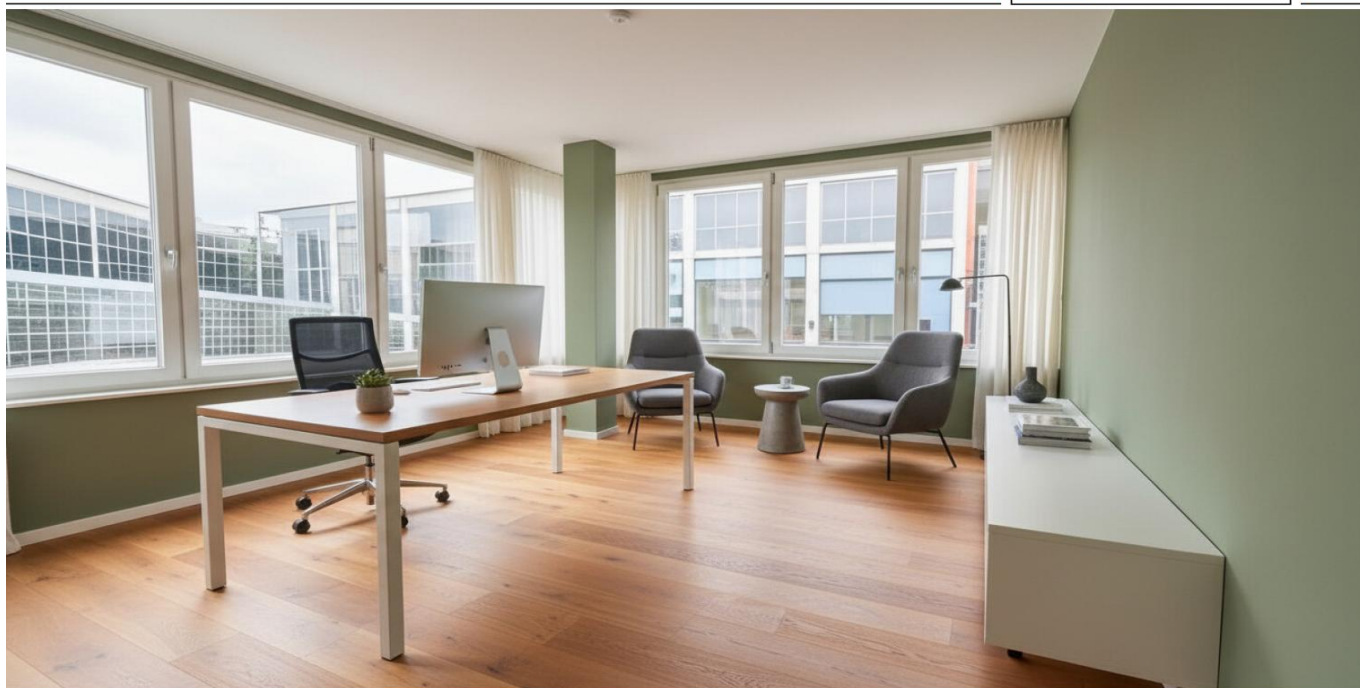


Kiel – Russee/Hammer

La tua nuova sede aziendale a Kiel-Russee: flessibile, luminosa, facilmente raggiungibile

Codice oggetto: 25471029



www.von-poll.com

PREZZO D'AFFITTO: 2.054 EUR

Codice oggetto: 25471029 - 24113 Kiel – Russee/Hammer

- A colpo d'occhio
- La proprietà
- Dati energetici
- Una prima impressione
- Dettagli dei servizi
- Tutto sulla posizione
- Ulteriori informazioni
- Partner di contatto

Codice oggetto: 25471029 - 24113 Kiel – Russee/Hammer

A colpo d'occhio

Codice oggetto	25471029
Anno di costruzione	1966
Garage/Posto auto	4 x superficie libera, 25 EUR (Affitto)

Prezzo d'affitto	2.054 EUR
Costi aggiuntivi	367 EUR
Ufficio/studio	Spazio ufficio
Compenso di mediazione	Mieterprovision beträgt das 2,0-fache (exkl. MwSt.) der vereinbarten Monatsmiete
Superficie commerciale	ca. 205 m ²
Stato dell'immobile	Curato
Tipologia costruttiva	massiccio
Superficie affittabile	ca. 205 m ²

Codice oggetto: 25471029 - 24113 Kiel – Russee/Hammer

Dati energetici

Tipologia di riscaldamento	centralizzato
Classe Energetica	Al momento della creazione del documento la certificazione energetica non era ancora disponibile.

Codice oggetto: 25471029 - 24113 Kiel – Russee/Hammer

La proprietà



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La proprietà



Ihre Immobilienspezialisten

Eigentümern bieten wir eine kostenfreie und unverbindliche
Marktpreiseinschätzung ihrer Immobilie an.

Kontaktieren Sie uns, wir freuen uns darauf, Sie persönlich und individuell zu beraten.

T.: 04522 - 76 56 97 0

Inhaberin: M&R Invest GmbH vertreten durch den Geschäftsführer Sven Möllemann
Lizenzpartner der von Poll Immobilien GmbH

Lizenzpartner Commercial Kiel | Johannisstr. 1A | 24306 Plön | commercial.kiel@von-poll.com

Codice oggetto: 25471029 - 24113 Kiel – Russee/Hammer

La proprietà

VON POLL IMMOBILIEN

**Eine ausgezeichnete Wahl:
VON POLL IMMOBILIEN.**

Capital
MAKLER-KOMPASS
HEFT 10/2023
Top-Makler Kiel
★★★★★
Höchstnote für
von Poll Immobilien
Quelle: F&Z Institut
18 Tests: 5.000 Makler
GEHTIG: 80% 10/23

MONEY
HÖCHSTE
KUNDEN-
ZUFRIEDEN-
HEIT
VON POLL IMMOBILIEN
12 weitere Anbieter
erhielten die Tests Note „gut“
im Test: 88 Immobilien-
makler in Deutschland
Ausgabe 9/2024
★★★★★

TEST
UNTERNEHMEN
DES JAHRES
2025
VON POLL IMMOBILIEN
ANALYSE
KUNDENZUFRIEDENHEIT
★★★★★
FOCUS 30/24 DEUTSCHLANDTESTS

F.A.Z. INSTITUT
DEUTSCHLANDS
BEGEHRTESTE
IMMOBILIENMAKLER
VON POLL IMMOBILIEN
Basis: Anbieterreputation
02/2025
1st/2nd/3rd/4th/5th/6th/7th/8th/9th/10th/11th/12th/13th/14th/15th/16th/17th/18th/19th/20th/21st/22nd/23rd/24th/25th/26th/27th/28th/29th/30th/31st/32nd/33rd/34th/35th/36th/37th/38th/39th/40th/41st/42nd/43rd/44th/45th/46th/47th/48th/49th/50th/51st/52nd/53rd/54th/55th/56th/57th/58th/59th/60th/61st/62nd/63rd/64th/65th/66th/67th/68th/69th/70th/71st/72nd/73rd/74th/75th/76th/77th/78th/79th/80th/81st/82nd/83rd/84th/85th/86th/87th/88th/89th/90th/91st/92nd/93rd/94th/95th/96th/97th/98th/99th/100th/101st/102nd/103rd/104th/105th/106th/107th/108th/109th/110th/111th/112th/113th/114th/115th/116th/117th/118th/119th/120th/121st/122nd/123rd/124th/125th/126th/127th/128th/129th/130th/131st/132nd/133rd/134th/135th/136th/137th/138th/139th/140th/141st/142nd/143rd/144th/145th/146th/147th/148th/149th/150th/151st/152nd/153rd/154th/155th/156th/157th/158th/159th/160th/161st/162nd/163rd/164th/165th/166th/167th/168th/169th/170th/171st/172nd/173rd/174th/175th/176th/177th/178th/179th/180th/181st/182nd/183rd/184th/185th/186th/187th/188th/189th/190th/191st/192nd/193rd/194th/195th/196th/197th/198th/199th/200th/201st/202nd/203rd/204th/205th/206th/207th/208th/209th/210th/211st/212nd/213th/214th/215th/216th/217th/218th/219th/220th/221st/222nd/223rd/224th/225th/226th/227th/228th/229th/230th/231st/232nd/233rd/234th/235th/236th/237th/238th/239th/240th/241st/242nd/243rd/244th/245th/246th/247th/248th/249th/250th/251st/252nd/253rd/254th/255th/256th/257th/258th/259th/260th/261st/262nd/263rd/264th/265th/266th/267th/268th/269th/270th/271st/272nd/273rd/274th/275th/276th/277th/278th/279th/280th/281st/282nd/283rd/284th/285th/286th/287th/288th/289th/290th/291st/292nd/293rd/294th/295th/296th/297th/298th/299th/300th/301st/302nd/303rd/304th/305th/306th/307th/308th/309th/310th/311st/312nd/313th/314th/315th/316th/317th/318th/319th/320th/321st/322nd/323rd/324th/325th/326th/327th/328th/329th/330th/331st/332nd/333rd/334th/335th/336th/337th/338th/339th/340th/341st/342nd/343rd/344th/345th/346th/347th/348th/349th/350th/351st/352nd/353rd/354th/355th/356th/357th/358th/359th/360th/361st/362nd/363rd/364th/365th/366th/367th/368th/369th/370th/371st/372nd/373rd/374th/375th/376th/377th/378th/379th/380th/381st/382nd/383rd/384th/385th/386th/387th/388th/389th/390th/391st/392nd/393rd/394th/395th/396th/397th/398th/399th/400th/401st/402nd/403rd/404th/405th/406th/407th/408th/409th/410th/411st/412nd/413th/414th/415th/416th/417th/418th/419th/420th/421st/422nd/423rd/424th/425th/426th/427th/428th/429th/430th/431st/432nd/433rd/434th/435th/436th/437th/438th/439th/440th/441st/442nd/443rd/444th/445th/446th/447th/448th/449th/450th/451st/452nd/453rd/454th/455th/456th/457th/458th/459th/460th/461st/462nd/463rd/464th/465th/466th/467th/468th/469th/470th/471st/472nd/473rd/474th/475th/476th/477th/478th/479th/480th/481st/482nd/483rd/484th/485th/486th/487th/488th/489th/490th/491st/492nd/493rd/494th/495th/496th/497th/498th/499th/500th/501st/502nd/503rd/504th/505th/506th/507th/508th/509th/510th/511st/512nd/513th/514th/515th/516th/517th/518th/519th/520th/521st/522nd/523rd/524th/525th/526th/527th/528th/529th/530th/531st/532nd/533rd/534th/535th/536th/537th/538th/539th/540th/541st/542nd/543rd/544th/545th/546th/547th/548th/549th/550th/551st/552nd/553rd/554th/555th/556th/557th/558th/559th/560th/561st/562nd/563rd/564th/565th/566th/567th/568th/569th/570th/571st/572nd/573rd/574th/575th/576th/577th/578th/579th/580th/581st/582nd/583rd/584th/585th/586th/587th/588th/589th/590th/591st/592nd/593rd/594th/595th/596th/597th/598th/599th/600th/601st/602nd/603rd/604th/605th/606th/607th/608th/609th/610th/611st/612nd/613th/614th/615th/616th/617th/618th/619th/620th/621st/622nd/623rd/624th/625th/626th/627th/628th/629th/630th/631st/632nd/633rd/634th/635th/636th/637th/638th/639th/640th/641st/642nd/643rd/644th/645th/646th/647th/648th/649th/650th/651st/652nd/653rd/654th/655th/656th/657th/658th/659th/660th/661st/662nd/663rd/664th/665th/666th/667th/668th/669th/670th/671st/672nd/673rd/674th/675th/676th/677th/678th/679th/680th/681st/682nd/683rd/684th/685th/686th/687th/688th/689th/690th/691st/692nd/693rd/694th/695th/696th/697th/698th/699th/700th/701st/702nd/703rd/704th/705th/706th/707th/708th/709th/710th/711st/712nd/713th/714th/715th/716th/717th/718th/719th/720th/721st/722nd/723rd/724th/725th/726th/727th/728th/729th/730th/731st/732nd/733rd/734th/735th/736th/737th/738th/739th/740th/741st/742nd/743rd/744th/745th/746th/747th/748th/749th/750th/751st/752nd/753rd/754th/755th/756th/757th/758th/759th/760th/761st/762nd/763rd/764th/765th/766th/767th/768th/769th/770th/771st/772nd/773rd/774th/775th/776th/777th/778th/779th/780th/781st/782nd/783rd/784th/785th/786th/787th/788th/789th/790th/791st/792nd/793rd/794th/795th/796th/797th/798th/799th/800th/801st/802nd/803rd/804th/805th/806th/807th/808th/809th/810th/811st/812nd/813th/814th/815th/816th/817th/818th/819th/820th/821st/822nd/823rd/824th/825th/826th/827th/828th/829th/830th/831st/832nd/833rd/834th/835th/836th/837th/838th/839th/840th/841st/842nd/843rd/844th/845th/846th/847th/848th/849th/850th/851st/85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La proprietà

MEHRFAMILIENHÄUSER | GEBWERBEIMMOBILIEN | BAUTRÄGER

VON POLL COMMERCIAL



Wenn Sie in Kiel und Schleswig-Holstein auf der Suche nach Mehrfamilienhäusern, Kapitalanlagen oder einer Gewerbeimmobilie sind, wenden Sie sich gern an Ihr VON POLL COMMERCIAL Team in Kiel, um die richtige Immobilie zu finden, die Ihren Vorstellungen bestmöglich entspricht.

Als erfahrene Makler sind wir mit den regionalen Marktgegebenheiten in Schleswig-Holstein bestens vertraut und verfügen über langjährige Erfahrung in der erfolgreichen Immobilienvermittlung.

Als traditionsbewusstes und gleichermaßen innovatives Maklerunternehmen verfügt VON POLL IMMOBILIEN über exzellente lokale Marktkenntnisse sowie hervorragende Kontakte zu kaufkräftigen Interessenten, die in Kiel und Umgebung Immobilien zum Kauf oder zur Miete suchen.

Wenn Sie als Eigentümer kurz- oder mittelfristig den Verkauf oder die Vermietung Ihrer Immobilie in Kiel und Umgebung oder in Schleswig-Holstein planen, ist Ihr VON POLL IMMOBILIEN Team Kiel für Sie da, um den passenden Käufer für Ihr Haus oder Ihre Gewerbeimmobilie zu finden.

Mit den besten Grüßen

Ihr VON POLL COMMERCIAL Team Kiel

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Una prima impressione

Situato in una posizione comoda nel famoso quartiere Russee di Kiel, questo spazioso e versatile ufficio è disponibile per l'affitto. Situato in Seekoppelweg, una tranquilla strada commerciale con un'eccellente accessibilità, lo spazio, progettato con cura, offre le condizioni ideali per un ambiente di lavoro professionale e piacevole. L'unità comprende sei uffici luminosi e accoglienti, le cui dimensioni e disposizioni consentono un utilizzo flessibile. Che si tratti di uffici tradizionali, sale formazione, studi medici o spazi per progetti creativi, gli spazi possono essere adattati individualmente a un'ampia gamma di utilizzi, offrendo la massima libertà di progettazione. Le ampie finestre forniscono abbondante luce naturale e creano un'atmosfera di lavoro piacevole in tutti gli ambienti. L'unità ufficio comprende anche un pratico ripostiglio, perfetto per conservare materiali d'ufficio, archivi o merci. Una sala server separata fornisce l'infrastruttura tecnica necessaria e consente una connettività IT strutturata, ideale per le moderne esigenze di lavoro. Per la comodità quotidiana, è disponibile anche un angolo cottura integrato, adatto per l'uso come area relax o per intrattenere dipendenti e clienti. Il parcheggio è eccezionalmente comodo: diversi posti auto si trovano direttamente di fronte all'edificio, garantendo un arrivo in auto senza stress a dipendenti e visitatori. Inoltre, la posizione vanta ottimi collegamenti con i mezzi pubblici: le fermate degli autobus raggiungibili a piedi offrono rapidi collegamenti con il centro città e i quartieri circostanti. Anche l'accesso all'autostrada A215 e alla rete stradale regionale e nazionale è a pochi minuti di distanza. La zona è caratterizzata da un mix di affermate attività artigianali, fornitori di servizi e medie imprese. Numerosi negozi, ristoranti e servizi locali nelle immediate vicinanze contribuiscono a creare un'infrastruttura attraente. Grazie alla sua riuscita combinazione di comfort moderni, planimetrie flessibili e posizione comoda, questa unità di uffici offre una base ideale per aziende di diversi settori che cercano una sede prestigiosa ma funzionale a Kiel.

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Dettagli dei servizi

- 6 helle, freundlich gestaltete Büroräume
- Individuell nutzbare Raumaufteilung
- Separate Lagerfläche
- Serverraum mit technischer Infrastruktur
- Integrierte Küchenzeile
- Moderne, lichtdurchflutete Raumgestaltung
- Mehrere PKW-Stellplätze direkt am Objekt
- Gute Anbindung an den öffentlichen Nahverkehr (Bushaltestellen fußläufig erreichbar)
- Ruhige, verkehrsgünstige Lage in Kiel-Russee

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Tutto sulla posizione

Die Bürofläche befindet sich im Seekoppelweg im Kieler Stadtteil Russee in einer gewachsenen und gut angebundenen Lage mit gemischter gewerblicher und wohnwirtschaftlicher Nutzung. Der Seekoppelweg ist eine ruhige Seitenstraße mit überwiegend gewerblicher Prägung und bietet gleichzeitig eine hervorragende Erreichbarkeit mit dem Auto und den öffentlichen Verkehrsmitteln. Durch die direkte Nähe zur Rendsburger Landstraße ist eine gute Verkehrsanbindung in alle Richtungen gewährleistet: Die Kieler Innenstadt, der Hauptbahnhof sowie die Autobahn A215 sind in wenigen Minuten erreichbar.

In fußläufiger Entfernung befinden sich Bushaltestellen, die regelmäßig von mehreren Linien des Kieler ÖPNV bedient werden. Dadurch ist der Standort auch für Mitarbeiter und Kunden ohne eigenes Fahrzeug bequem zu erreichen. Für den Individualverkehr stehen zudem ausreichend Parkmöglichkeiten direkt am Objekt oder in der näheren Umgebung zur Verfügung.

Die Umgebung ist geprägt von kleinen bis mittelgroßen Gewerbebetrieben, Handwerksunternehmen und Dienstleistern. Ein großer Supermarkt, gastronomische Angebote und weitere Versorgungsmöglichkeiten befinden sich in unmittelbarer Nähe und sorgen für eine gute Infrastruktur rund um den Arbeitsplatz.

Die Lage im Seekoppelweg verbindet somit eine ruhige, konzentrierte Arbeitsatmosphäre mit einer sehr guten Erreichbarkeit und einer gewachsenen Infrastruktur – ideal für Unternehmen, die Wert auf einen gut angebundenen und zugleich angenehmen Standort legen.

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Ulteriori informazioni

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Alla clausola di esclusione di responsabilità di von Poll Immobilien GmbH

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