

Commercial property

Brestovje, Zagreb and Slavonija



Ref	RE-AB-Brestovje
Type	Commercial property
Region	Zagreb and Slavonija
Location	Brestovje
Front line	No
Sea view	No
Floorspace	5100 sqm
Plot size	17000 sqm
Price	Price upon request

We are mediating sale of a hall under construction, total area approx. 5,100 m², on a plot of 17,000 m².
Usable height minimum 7.30 meters, up to a ridge 10 meters high.
As part of the storage area, there is also an office area, as well as a sanitary facility for employees.
Large manipulative surface for trucks and tow trucks.
Nominal power of electricity at the location: approx. 30 kW
The possibility of purchasing additional power of electricity.

Specification of the areas offered for lease:

- warehouse of 1500-4500 m²
 - gross office space approx. 760 m², net area approx. 650 m²
- Ready to move in: 1st quarter (Q1) of 2023

Note: degree of finishing of office spaces, technical equipment, floor finish,
the number and position of industrial doors and other technical details must be defined during the construction
phase
of the building, in order to adapt the offered office space to the needs of the Lessee.

Additional plot: approx. 9000 m² owned by the investor - provided for additional parking
and/or setting up a storage tent.

Possible rent-

Commercial terms of lease:

- warehouse lease: 6.5 EUR/m² + VAT
 - office rent: EUR 9.00/m² + VAT
 - overhead costs: per consumption + utility fee
 - guarantee deposit: by agreement + solemnization of the contract
- Agency commission: 2 monthly rent + VAT (for every 5 years of lease).

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total,
which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on
commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation
expenses. Agency/brokerage agreement is signed prior to visiting properties.

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