

Tides Capital & Management

Class "B" Office Building and Warehouse for Sale In Sofia

Location: Railway Station North Area, Sofia, Bulgaria

CIPS certified international property specialist

RICS

Description



- Functional class “B” office and warehouse for sale;
- Three floor building located in major industrial and logistical cluster, Railway Station North and Rohzen Blvd., Sofia
- 30 car lots open parking ;
- Office and Reception area on the Ground Floor;
- 450 sq.m warehouse on ground floor with independent entrance truck supply ramp.

Property Brief

- Gross Built Area (GBA): 1405 sq. m
- GBA Above Ground: 1405 sq. m
- Gross Office Areas: 955 sq. m
- Gross Area per Floor Plate: 300 – 330 sq. m
- Open Parking: 30 places
- Warehouse Area: 450 sq. m
- Land Plot: 1375 sq. m



Location and Competitive Advantages

- Excellent access by car and public transportation - tramway, bus, railway, car.
- The building is situated at Railway Station North, Sofia, within an intensively developed industrial and logistical cluster, located within 35 min. drive from Downtown;
- Warehouse located at ground level with professional and easy truck access ramps.
- Excess Development Potential: excellent opportunity to develop and expand the existing building with additional 1000 sq. m Gross Built Area in accordance with the approved zoning;
- 30 parking places;
- Competitive Sale Price - Recently reduced by Owner.

Contact Information

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