

#1511

# Modern Office Space for Rent – 400 m<sup>2</sup> -Nicosia City Centre

 Town Center, Nicosia

**€7,200** +VAT /month






# Overview

## Specifications

Covered

 **400 m<sup>2</sup>**

Type	<b>Office</b>
Toilets	<b>8</b>
Uncovered veranda	<b>20 m<sup>2</sup></b>
Status	<b>Key ready</b>

Year of construction	<b>1973</b>
Furnished	<b>Unfurnished</b>
Energy efficiency rating	 <b>Certificate expected</b>

## Description

Available for rent is a spacious and modern office located on the 5th floor of a well-maintained commercial building. With a total internal area of 400 m<sup>2</sup>, this property offers an ideal layout for companies looking to establish a functional and efficient workspace.

Key Features:

Renovated in 2020 with high-quality finishes and a clean, contemporary design

Open-plan layout allowing flexible configurations

Ten enclosed offices, a spacious reception area, and a large conference room

Six toilets to comfortably accommodate staff and visitors

Abundant natural light throughout the space

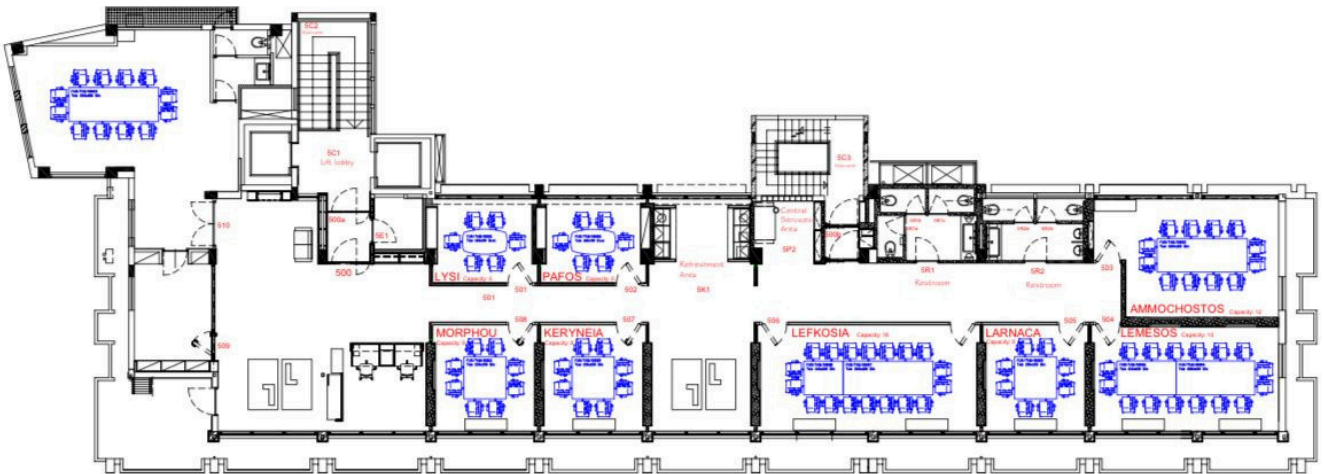
Central air conditioning system for year-round comfort

Offered unfurnished, allowing full customization to suit business needs

Conveniently located close to key amenities and public services, this office provides excellent accessibility for employees and clients alike.



# Floor plans



# Additional information

## Facilities

Aircondition, Central system

Heating, Central

Storage

## Features

24-hour security

Alarm system (provision)

Business facilities

CCTV (provision)

Concierge

Double glazing

Easy access to main roads

Entrance gate, automated

Excellent condition

Glass partitions

Handicap accessible

Heart of city center

Kitchenette

Near amenities

Near bus route

Near public transport

Server room

Structured cabling/wiring

Veranda

## Distances

Amenities

 100 m

Airport

 45 km

Sea

 40 km

Public transport

 100 m

Schools

 2 km

Resort

 46 km

## Contact us



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