



## Commercial property in Riga city for rent 11.623€

### اطلاعات مشاور املاک

REALAT Ltd	نام:
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Latvia	کشور:
2009	Experience since:
Selling a Property	نوع خدمات:
	Specialties:
Apartments, Houses	Property Type:
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Latvian	Languages:
<a href="https://www.realat.lv">https://www.realat.lv</a>	وب سایت:

### توضیحات آگهی

آگهی برای:  
قیمت:  
اجاره  
EUR 11,623.37

### اطلاعات مکانی

کشور:  
استان:  
آدرس:  
کد پستی:  
تاریخ آگهی:  
توضیحات:  
Latvia  
Riga  
Rāmuļu iela, 29  
3239  
2024/08/13

### Modern Industrial-Warehouse Spaces for Rent in Riga, Ramulu Street 29

We offer for rent a newly constructed industrial-warehouse building in Riga, Ramulu Street 29, with a total area of 1,788.21 m<sup>2</sup>. The building consists of three blocks, which can be rented either entirely or partially.

#### Block 1

1st Floor: Industrial-warehouse space (461.75 m<sup>2</sup>), corridor (5.11 m<sup>2</sup>), shower room (2.1 m<sup>2</sup>), two toilets, one of which is adapted for people with reduced mobility (9.34 m<sup>2</sup>), staircase (16.42 m<sup>2</sup>), boiler room (30.06 m<sup>2</sup>).

2nd Floor: Office space (48.79 m<sup>2</sup>).

Total area: 573.57 m<sup>2</sup>.

#### Block 2

1st Floor: Industrial-warehouse space (566.24 m<sup>2</sup>), corridor (5.11 m<sup>2</sup>), shower room (2.1 m<sup>2</sup>), two toilets, one of which is adapted for people with reduced mobility (9.34 m<sup>2</sup>), staircase (16.42 m<sup>2</sup>), office space (30.06 m<sup>2</sup>).



2nd Floor: Office space (48.79 m<sup>2</sup>).  
Total area: 678.06 m<sup>2</sup>.  
Block 3

1st Floor: Industrial-warehouse space (536.58 m<sup>2</sup>), two toilets, one of which is adapted for people with reduced mobility (9.34 m<sup>2</sup>).  
Total area: 545.92 m<sup>2</sup>.  
Building Specifications:

Metal frame and insulation: sandwich panels (120 mm), additional insulation of the roof and walls, total insulation thickness – 230 mm, ensuring high energy efficiency.

Ceiling height: in the industrial-warehouse areas – 9.6 m, to the trusses – 8.5 m, to the ridge – 10.4 m.  
Gates: Hormann (width 3.5 m, height 4.5 m).

Floors: polished, reinforced concrete (200 mm thick, reinforced with 12 mm steel in two layers), maximum load – 8 tons per m<sup>2</sup>.

Heating: gas heating with two Buderus Logamax boilers (total capacity 300 kW), alternative – pellet boiler.

Ventilation: supply and exhaust ventilation system with heat recovery.

Solar power plant: 54 kW/h.

Territory: paved with 80 mm paving stones, ensuring the movement of heavy trucks. Equipped with 40 parking spaces for cars and minibuses.

Maintenance and Operation:

All building engineering systems are maintained and kept in working order by the landlord, except in cases where equipment damage is caused by the tenant. Maintenance of the territory and security of the building are the responsibility of the tenant.

Availability and Rental Terms:

The building will be ready for occupancy by July 2024. Lease agreements can be signed for a minimum term of 3 years. Rental price: 6.5 EUR/m<sup>2</sup> per month (excluding VAT). Additional costs: payment for electricity, water, sewage, and gas consumption according to meters.

Ideal for companies in need of modern and energy-efficient spaces for production or storage!

اطلاعات عمومی  
زیر بنا:  
1788.21 متر  
1  
Floor Number:

**Building details**  
تعداد طبقات:  
1

**Lease terms**  
Date Available:

**Contact information**  
IX6.025.301  
IMLIX ID:



IMLIX

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