



# ID: 3319 WWW.ESTATELATVIA.COM TEL./VIBER/WHATSAPP: + 37125420529



ID code: **3319** 

Location: Riga / Old Town / Aldaru (Old

Town)

Type: Commercial premises
House type: Renovated house

Rooms: 3

Floor: **3/5 Elevator**Size: **87.00 m<sup>2</sup>**Year built: **1552/2002** 

Internet: Yes
Alarm system: Yes
Intercom: Yes

Price: Long term rent: 787 EUR





# **Description**

87.4 sqm office in a reconstructed building in the Old Town. The office has preserved its original wooden beams, an exposed brick wall with niches, wood flooring.

An open-space layout with isolated meeting rooms/office rooms, fully equipped kitchen area (cooker, refrigerator, dishwasher), 4 bathrooms (a bathtub in one of the bathrooms).

A light shaft serves as a source of additional light in the premises. Building amenities include an elevator, locked staircase, Intercom.

In addition to the rent, Building service and Management fee in the amount of EUR 3.90/sqm + VAT is payable, as well as individual electricity according to the meter readings.

### The total pay is EUR 1,127.50 + VAT a month + electric.

The building at 10 Aldaru Street was erected in 1552 and was used as a granary and a warehouse. Now a modern retail, residential and office building, Aldaru Granary is located in the very heart of Old Riga — between the Swedish Gate and Smilsu Street. In 2002 the building underwent a dramatic reconstruction following the design of the architects from Zaigas Gailes birojs. Historical values of the building — wooden beams, stone walls — were carefully preserved, and when combined with elements of modern architecture, created a unique environment for living and work.

We offer a ground floor level retail space, as well as apartaments and offices in this building. Total leasable area – 576.7 sgm.

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