

Well-disposed office space in central Luleå



The office space is located in the Hackspetten block in central Luleå with near access to shops, restaurants and other services within five minutes walking distance. The property is in close proximity to the promenade which leads around the Gùltzauudden leisure area. The real estate has a nice mix of larger and smaller companies in a variety of industries.

The premises has well-disposed 137 sqm with four office rooms, of which a large, a spacious space combining kitchen and meeting room, WC and separate shower room as well as server room with IT infrastructure and storage areas.

The efficient floor plan provides the opportunity for privacy in office rooms for one or more workplaces and a larger kitchen/lunch room that can be used as a meeting room.



Type of Premises

Office



Area

137 m²



Rental level

1 700 SEK/m²/year
(exkl VAT and Real estate taxes)



Year built

1969



Floor plan

2 of 4



Access

Immediately or by agreement



Storeroom

Possibility to rent storage space in the basement level



Elevator

In stairwells adjacent to the premises



No. of rooms

4 office rooms
Kitchen/meeting room
1 WC and 1 shower room
Storage room/Server room



Surroundings



Parking

Possibility to rent parking spaces in the courtyard as well as garage spaces in the basement level.

Restaurants, shops

Restaurants, cafes and shopping malls:
Several within 5 min. walk.



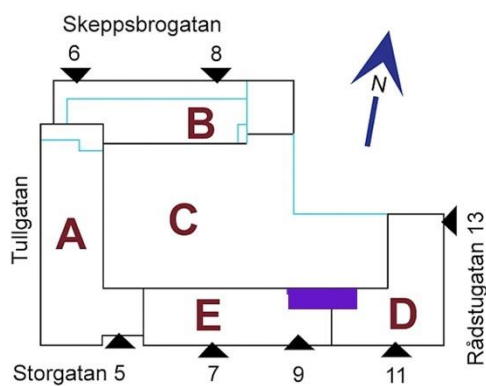
Communications

Bus station: 500 m.
Train station: 1 km.
Airport: 8 km.

Floor plan



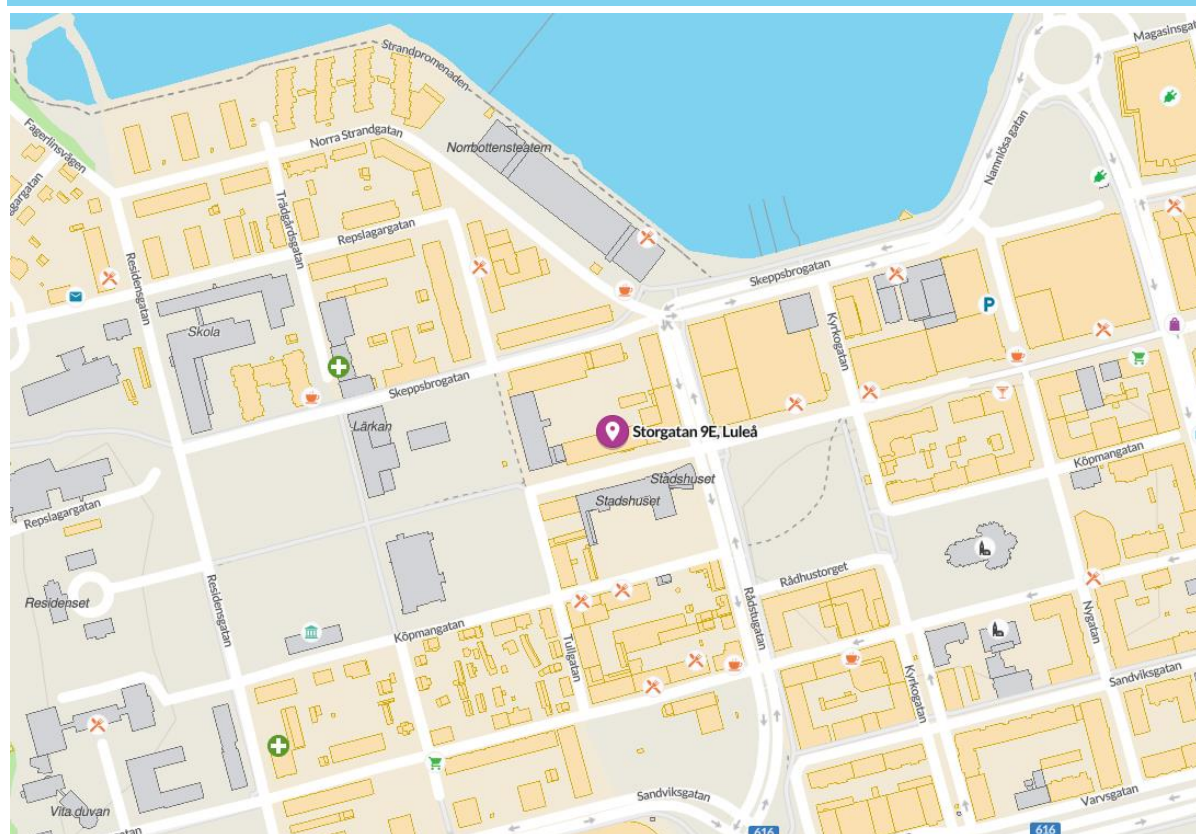
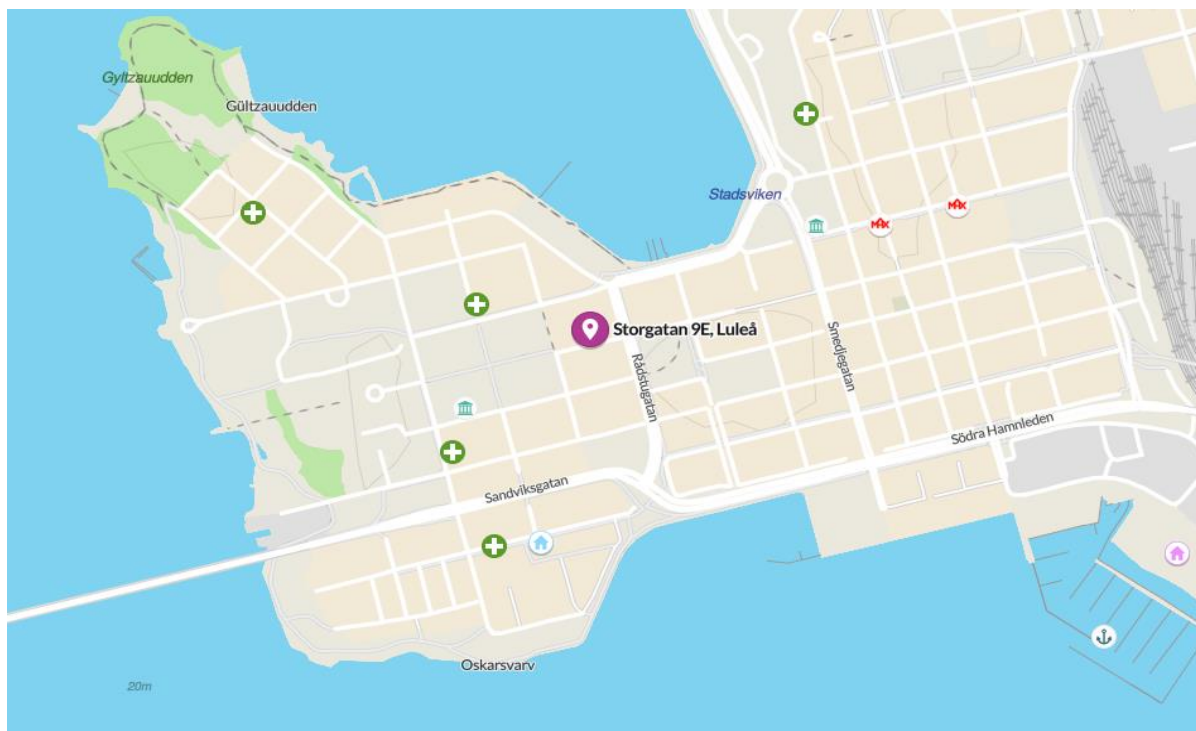
Block plan





**NORRBOTTENS
BYGGMÄSTAREFÖRENING
FASTIGHETS AB**

Maps



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BYGGMÄSTAREFÖRENING
FASTIGHETS AB**



Contact

NBF Fastighets AB
Erik Ranängen
+46 76-126 92 52
erik.ranangen@nbfbbygg.se