



## 218 sqm Commercial/Industrial Space - Otopeni, 10m from DN1

### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Louer
Prix:	USD 1,735.32

### Location

Pays:	Roumanie
État/Région/Province:	Bucarest
Soumis:	04/06/2026
Description:	Located in Otopeni.

### *Excellence through Experience!*

We offer for lease a versatile space, ideal for a showroom, light warehousing, production activities, or services, strategically located in Otopeni, just off the main front of DN1 (only 10 meters away). The location offers the perfect mix of maximum accessibility for cargo transport and high visibility.

### Technical Specifications & Amenities:

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**Net Usable Area:** 218.38 sqm of open-space layout, easily partitionable.

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**Natural Light:** Generous windows on multiple sides, providing a bright working environment and reducing energy costs during the day.

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**Cargo Access:** Equipped with a dedicated loading dock, facilitating fast and easy loading and unloading operations.

## Utilities & Costs:

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**Power Capacity:** Three-phase power supply available, ideal for industrial machinery, production equipment, or charging stations.

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**FREE Water:** Sourced from an individual deep well (significantly reducing monthly utility bills).

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**Metering:** Individual meters for gas and electricity consumption monitoring.

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**Parking:** Dedicated parking spaces available directly in front of the space.

## Competitive Advantages:

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**Strategic Location:** Positioned 10m from DN1, ensuring a fast route to Bucharest or the Bucharest Ring Road, avoiding traffic jams in crowded residential areas.

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**Visibility:** Although situated on the second-line, its close proximity to the main artery makes it exceptionally easy to find for clients and suppliers.

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**Minimal Maintenance Fees:** Only 1 Euro/sqm, covering the general facility management of the area.

## Financial Conditions:

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**Rent:** 1,500 Euro / month + VAT

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**Maintenance (Service Charge):** 1 Euro / sqm

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**Availability:** Immediate

Spaces with direct access to DN1 are leased rapidly. Do not let this opportunity pass your business by – contact us today to schedule a viewing!

## Commun

Chambres:	1
Salle de bains:	2
Pied carré fini:	218.38 m <sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/MGPD-T18143/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T18143/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 22956

