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BERLIN-FRIEDRICHSHAIN · COMMERCIAL PROPERTY · FOR RENT

## Furnished office room of 22 m<sup>2</sup> on Frankfurter Allee, Friedrichshain

Sublet office room of 22 m<sup>2</sup> for one or two desks, Wi-Fi and phone line included in the rent

€800 per month

22 m<sup>2</sup>



**Kate Lehmann**

Your contact for this property

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<https://immobiliya.com/properties/commercial-berlin-100e>





## The property

A single room of 22 m<sup>2</sup> is available to sublet within an existing office in Berlin-Friedrichshain. The main tenant, an estate agency, has reduced its team and no longer needs all of the space, but is staying at the address. The room has space for one or two desks.

The office occupies a ground-floor shop unit in an old building dating from around 1900. There is a street entrance on Frankfurter Allee and a second entrance at the back. The whole unit was recently renovated to a high standard. Heating is by gas.

The room is let furnished. Bringing in one's own furniture is possible by arrangement. A meeting room and a fully equipped kitchen are shared with the main tenant.

Wi-Fi and a telephone connection are included in the rent. So is a letterbox, which gives a proper business address for post. Note that 19 % VAT is added to the warm rent, meaning the rent that already includes heating and service charges.

22 m<sup>2</sup> room for 1-2 desks

Recently renovated old building

Shared meeting room and kitchen

Wi-Fi and phone line included

Letterbox for business post

Between two U5 stations

## Key facts

|                         |                        |
|-------------------------|------------------------|
| Type                    | Commercial property    |
| Town                    | Berlin, Friedrichshain |
| Federal state           | Berlin                 |
| Postcode                | 10247                  |
| Living area             | 22 m <sup>2</sup>      |
| Year of construction    | 1900                   |
| Status                  | for rent               |
| Monthly service charges | €150                   |

|               |      |
|---------------|------|
| Energy source | gas  |
| Reference     | 100e |

## The location

Friedrichshain is an inner-city district in the former East Berlin, east of the historic centre, and forms one borough together with Kreuzberg. Frankfurter Allee is one of the city's main roads. It runs east from Frankfurter Tor, and the U5 underground line follows it.

The office lies between the U5 stations Frankfurter Tor and Samariterstraße, so both are within walking distance. The U5 runs directly west to Alexanderplatz.

**Who it suits.** A freelancer or a two-person team that needs a furnished, ready-to-use office in central east Berlin, with a meeting room and a postal address, without signing a lease for a whole commercial unit.

[More properties in Berlin →](#)

### Information on your right of withdrawal

#### Cancellation policy

If a brokerage contract is concluded, consumers have the following right of withdrawal:

#### Right of withdrawal

You have the right to withdraw from this brokerage contract within fourteen days without giving any reason.

The withdrawal period will expire after fourteen days from the day of the conclusion of the contract.

To exercise the right of withdrawal, you must inform us (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: [info@immobiliya.com](mailto:info@immobiliya.com)) of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post or an email). You may use the attached model withdrawal form, but it is not obligatory.

To meet the withdrawal deadline, it is sufficient for you to send your communication concerning your exercise of the right of withdrawal before the withdrawal period has expired.

#### Effects of withdrawal

If you withdraw from this contract, we shall reimburse to you all payments received from you, including the costs of delivery (with the exception of the supplementary costs resulting from your choice of a type of delivery other than the least expensive type of standard delivery offered by us), without undue delay and in any event not later than fourteen days from the day on which we are informed about your decision to withdraw from this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless you have expressly agreed otherwise; in any event, you will not incur

any fees as a result of such reimbursement.

If you requested to begin the performance of services during the withdrawal period, you shall pay us an amount which is in proportion to what has been provided until you have communicated to us your withdrawal from this contract, in comparison with the full coverage of the contract.

End of cancellation policy

German original

Widerrufsbelehrung

Im Falle eines zustande kommenden Maklervertrages haben Verbraucher das folgende Widerrufsrecht:

Widerrufsrecht

Sie haben das Recht, binnen vierzehn Tagen ohne Angabe von Gründen den Maklervertrag zu widerrufen.

Die Widerrufsfrist beträgt vierzehn Tage ab dem Tag des Vertragsabschlusses.

Um Ihr Widerrufsrecht auszuüben, müssen Sie uns (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: [info@immobiliya.com](mailto:info@immobiliya.com)) mittels einer eindeutigen Erklärung (z. B. ein mit der Post versandter Brief oder eine E-Mail) über Ihren Entschluss, diesen Vertrag zu widerrufen, informieren. Sie können dafür das beigelegte Muster-Widerrufsformular verwenden, das jedoch nicht vorgeschrieben ist.

Zur Wahrung der Widerrufsfrist reicht es aus, dass Sie die Mitteilung über die Ausübung des Widerrufsrechts vor Ablauf der Widerrufsfrist absenden.

Folgen des Widerrufs

Wenn Sie diesen Vertrag widerrufen, haben wir Ihnen alle Zahlungen, die wir von Ihnen erhalten haben, einschließlich der Lieferkosten (mit Ausnahme der zusätzlichen Kosten, die sich daraus ergeben, dass Sie eine andere Art der Lieferung als die von uns angebotene, günstigste Standardlieferung gewählt haben), unverzüglich und spätestens binnen vierzehn Tagen ab dem Tag zurückzuzahlen, an dem die Mitteilung über Ihren Widerruf dieses Vertrags bei uns eingegangen ist. Für diese Rückzahlung verwenden wir dasselbe Zahlungsmittel, das Sie bei der ursprünglichen Transaktion eingesetzt haben, es sei denn, mit Ihnen wurde ausdrücklich etwas anderes vereinbart; in keinem Fall werden Ihnen wegen dieser Rückzahlung Entgelte berechnet.

Haben Sie verlangt, dass die Dienstleistungen während der Widerrufsfrist beginnen soll, so haben Sie uns einen angemessenen Betrag zu zahlen, der dem Anteil der bis zu dem Zeitpunkt, zu dem Sie uns von der Ausübung des Widerrufsrechts hinsichtlich dieses Vertrags unterrichten, bereits erbrachten Dienstleistungen im Vergleich zum Gesamtumfang der im Vertrag vorgesehenen Dienstleistungen entspricht.

Ende der Widerrufsbelehrung

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