



# A LEASE OFFER FOR OFFICE SPACES IN WARSAW, POLAND

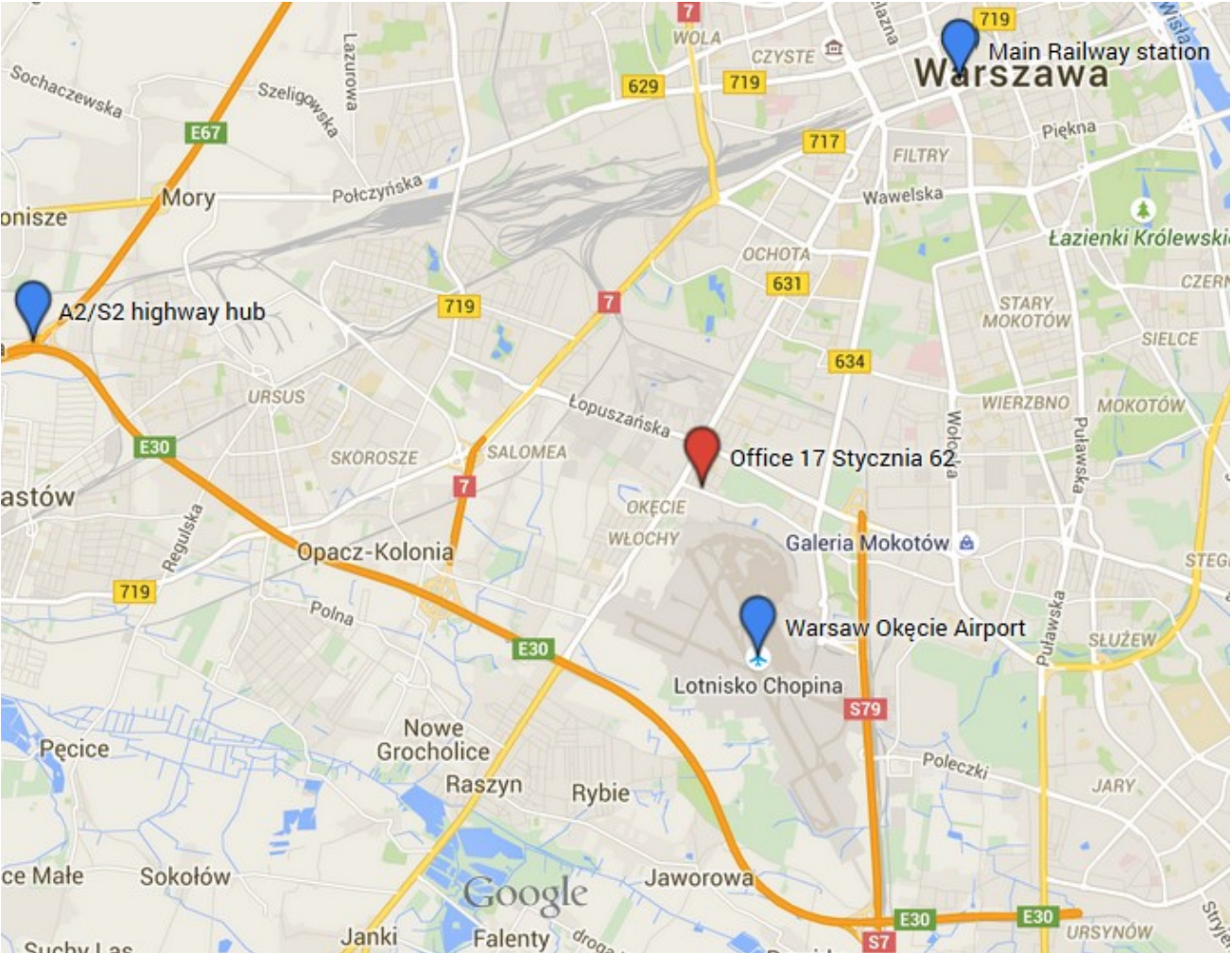


## Victorinox Poland

- Victorinox Poland is a subsidiary of Victorinox AG Switzerland . It is registered in Poland since 1994
- February 2015 saw the finalisation of the investment process for the construction of the Company's own office building, located in 62, Komitetu Obrony Robotników St., Warsaw (Poland)
- The building was taken over for use by Victorinox Poland in March 2015



# Location of the building





## Description of the Victorinox (Poland) Building

- A-class office building
- Total number of floors: 6, including the following:
- Basements on the -2 level to be used for the storage of files and the technical equipment pertaining to the building,
- An underground garage on level -1 with a total capacity of 20 parking spaces,
- Level 0 – a general reception area and a Victorinox showroom,
- Level I - own office spaces of Victorinox,
- **Level II – office spaces available for long-term leasing.**
- Level III – Buehler Switzerland



## Technical Description of the Victorinox Building

- A purpose-built office building
- An A-class building
- A server room
- BMS-managed technical infrastructure:
  - ✓ - A/C
  - ✓ - mechanical ventilation
  - ✓ - external and internal monitoring system
  - ✓ municipal central heating via a district heating substation / underfloor heating in all office spaces
  - ✓ each window equipped with a roller shutter controlled by means of BMS or locally
  - ✓ all spaces fitted with an access control system
- telephone connection with unlimited numbers
- dedicated Internet connection with a speed range offered by Supermedia
- electrical connection power of up to 70 kWh
- elevator connecting the garage with all the higher floors
- floor boxes in the office spaces



## Office Space Lease Offer

- **We are offering the lease of the following spaces:**
  1. The entire office floor on the 2<sup>nd</sup> level with a total area of 270 m<sup>2</sup>
  1. 6 garage spaces in the underground garage
  2. Optional: - A storage room for files according RODO requirements, documents and small items of equipment with an area of approx. 40 m<sup>2</sup>



## Description of the 2<sup>nd</sup>-level office floor

- **1. Premises with a total area of 270 m2.**
- Office space surface of approx. 250 m2
- Furnished rooms (in accordance with the photos attached)
- Parquet flooring

Additional area of 20 m2 included:

- Toilet for men
- Toilet for women
- Kitchen
- Social room with a shower
- Wardrobe

The planned minimum duration of lease: 3 years.



## Terms of the Lease

- Offered office space possible to be lease as from 01/03/2019
- **Lease price per month: EUR 3700,00 + VAT**

The price includes the rental of the following premises:

- office space floor on the 2<sup>nd</sup> level (in total 270m<sup>2</sup>)
- 6 parking places

### **Fees billed separately (monthly approx. 1700 PLN net)**

- Electricity consumption
- Central heating
- Cold water
- Maintenance costs/ Service charges

### **Possible required agreements with external suppliers:**

The Internet and the landline connection





## Terms of the Offer

- Offered office space possible to be lease as from 01/03/2019
- The price terms assume a lease of all the premises on offer.
- The fixtures and fittings on the second floor (floors and ceilings) must conform to the finishing standards of the rooms on the other floors.
- Please find enclosed several photos of the building and the leasable spaces.
- Offer valid until 01/03/2019. We reserve the right to an early withdrawal of the offer without stating a reason therefor.



## Distances to key locations:

- The Okęcie Airport: 3,1 km
- Warsaw Southern Bypass (the Al. Krakowska node): 2,8 km
- Warsaw West Railway station: 4,6 km
- A tram stop: 100 m
- A canteen in the DHL building: 50 m
- McDonalds: 230 m
- A canteen in the LOT building: 300 m
- BP petrol station: 350 m



## Victorinox Poland Sp. z o.o. (Ltd.)

Thank you for reading our offer.

Should you have any questions or require any additional information, we remain at your disposal.

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Warszawa (Warsaw) 14.07.2015

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