

RENT

LEASES FROM 122 M<sup>2</sup> - 323 M<sup>2</sup>

# OFFICE IN ICONIC HOUSE BY THE WATERFRONT



**BLOX**

PHOTO: RASMUS HJORTSHØJ/BLOX

BRYGHUSPLADSEN 8 ET.AL., 1473 COPENHAGEN C  
REFERENCE: 23646

 CUSHMAN &  
WAKEFIELD

 RED



Kitchen in lease 414



Office in lease 402 + 403



A PROFESSIONAL SETTINGS FOR YOUR COMPANY

# OFFICE IN BLOX - NEAR THE WATER AND CITYLIFE

Two vacant leases of 122 m<sup>2</sup> and 323 are now available in the architectural and multifunctional house, BLOX, on the property's 4th floor.

Both properties have access to beautiful terraces. The office leases are designed with an effective layout and a good amount of light in mind. The leases thus have large window sections with a fantastic view and are furnished with quality materials such as parquet floors in smoked oak and have kitchen and toilet elements from Paustian and Vola fittings.

BLOX was built in 2017 and designed by the renowned architectural firm OMA. Realdania financed the property with the ambition to bind together the harbour and city life.

BLOX offers many facilities, such as a fitness centre, parking, meeting and conference rooms. Furthermore, the multi-house accommodates The Danish Architecture Center (DAC), BLOXHUB, an innovation hub and the restaurant BLOX EATS, which functions as the daily canteen for the building and offers indoor and outdoor dining.

## HIGHLIGHTS

- Leases from 122 m<sup>2</sup> - 323 m<sup>2</sup>
- Furnished with exclusive materials
- Great facilities
- Low-energy house with solar cells and remote cooling
- Unique view of the harbour and beautiful buildings





PHOTO: RASMUS HJORTSHØJ/BLOX

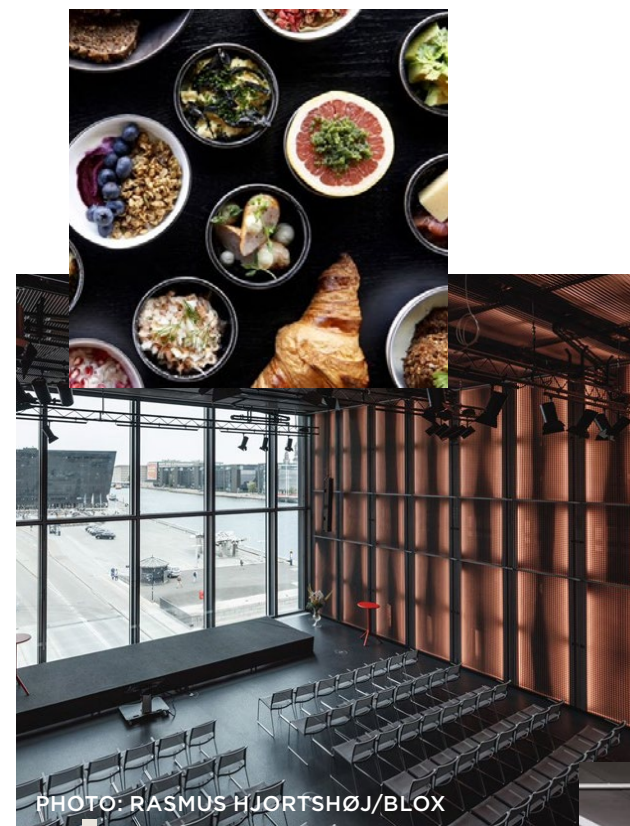


PHOTO: RASMUS HJORTSHØJ/BLOX

# BLOX

## MEETING FACILITIES:

- BLOX EATS run by Meyers - especially good for informal daytime meetings.
- DAC'S KONFERENCE ROOMS - for larger meetings (+ 12 people). Various meeting packages + catering can be purchased additionally.
- HOUSE OF CREATIVE DENMARK - rent meeting rooms in creative surroundings.
- BLOXHUB - meeting rooms in BLOX and at Fæstningens Materialgård available for rent.

## PARKING:

BLOX has a fully automatic, underground parking facility with subscription parking.

## FITNESS:

The gym, SATS, is situated in BLOX. Here, exercising on subscription can be done with a view of Copenhagen's inner harbour.

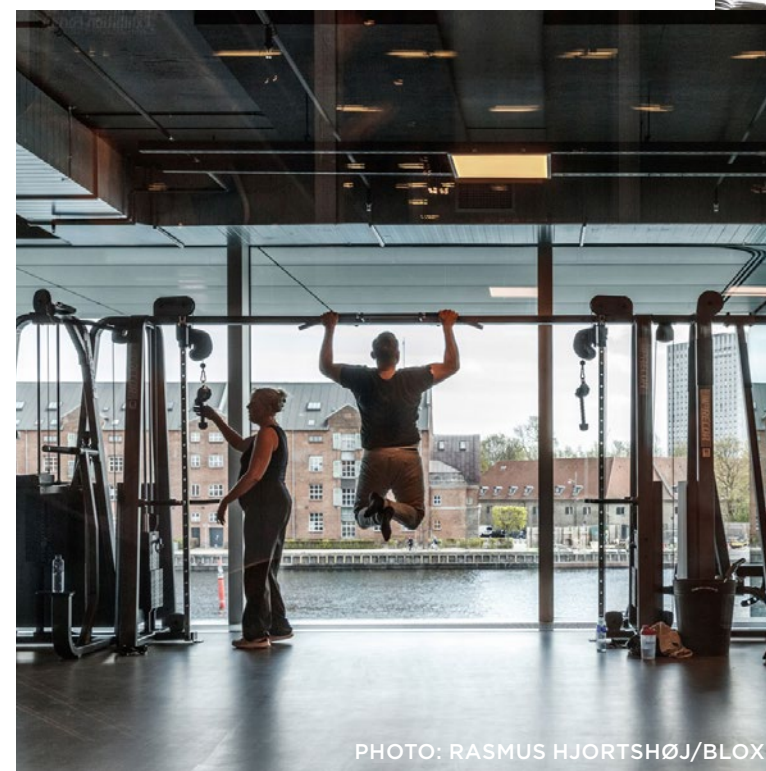


PHOTO: RASMUS HJORTSHØJ/BLOX



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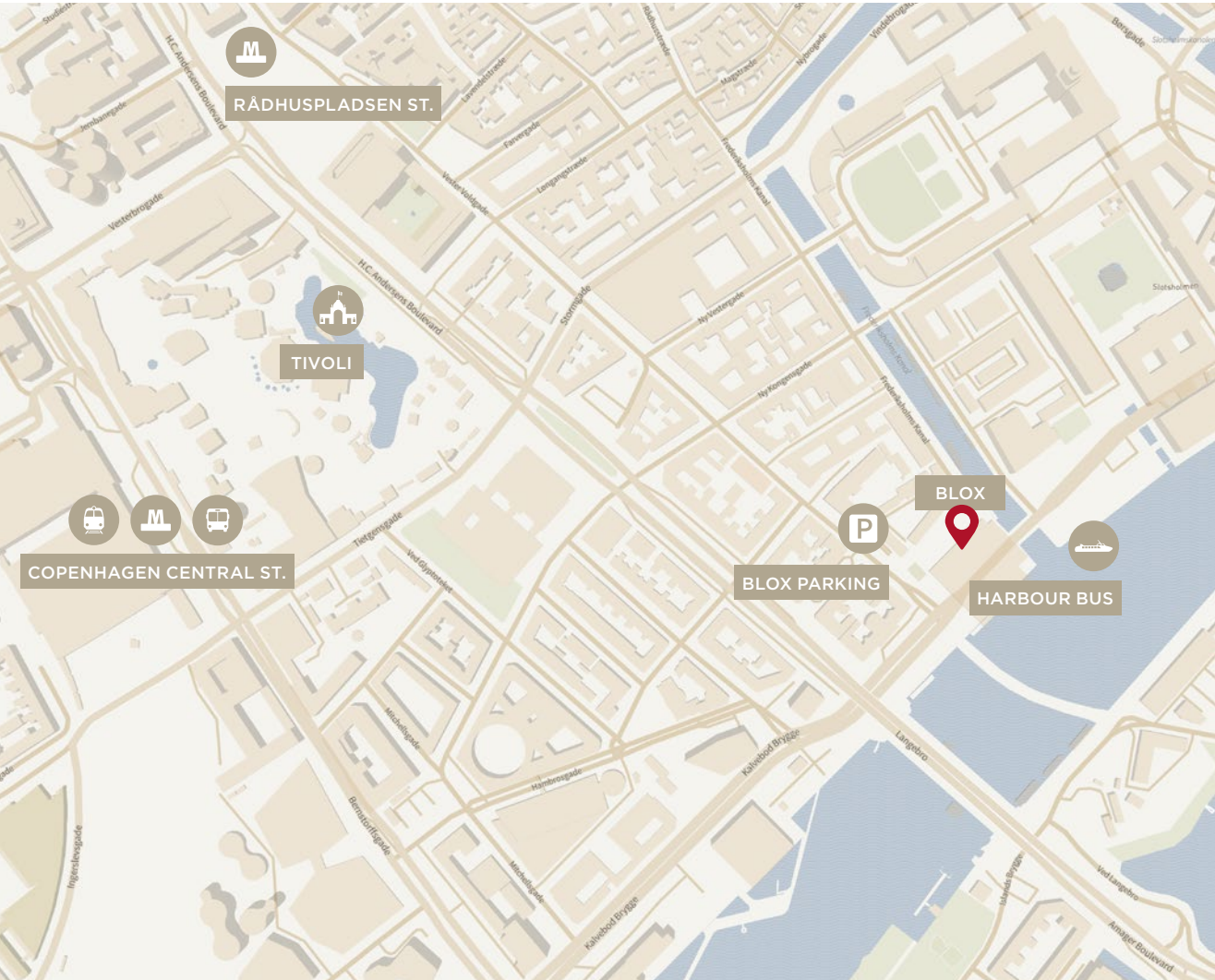
PHOTO: RASMUS HJORTSHØJ/BLOX





CENTRAL LOCATION WITH GREAT PARKING FACILITIES

# UNIQUE LOCATION RIGHT BY THE WATER



BLOX is located on the waterfront in Inner Copenhagen, between The Royal Danish Library and Langebro. The bicycle and pedestrian bridge, Lille Langebro, is next to the property, connecting Vester Voldgade and Langebrogade on the Amager side.

The harbour bus stops just 150 meters from the property, and both Rådhuspladsen Metro Station and Copenhagen Central Station are within walking distance of the property.

If you arrive by car, using the fully automatic and underground parking facility at BLOX, with space for 350 vehicles, is possible.






	Bryghuspladsen 8 et.al., 1473 Copenhagen C	
	Harbour bus	150 m
	Rådhuspladsen St.	700 m
	Copenhagen Central Station (metro, S-train and regional trains)	1 km
	BLOX Parking	100 m





PHOTO: RASMUS HJØRTSHØJ/BLOX





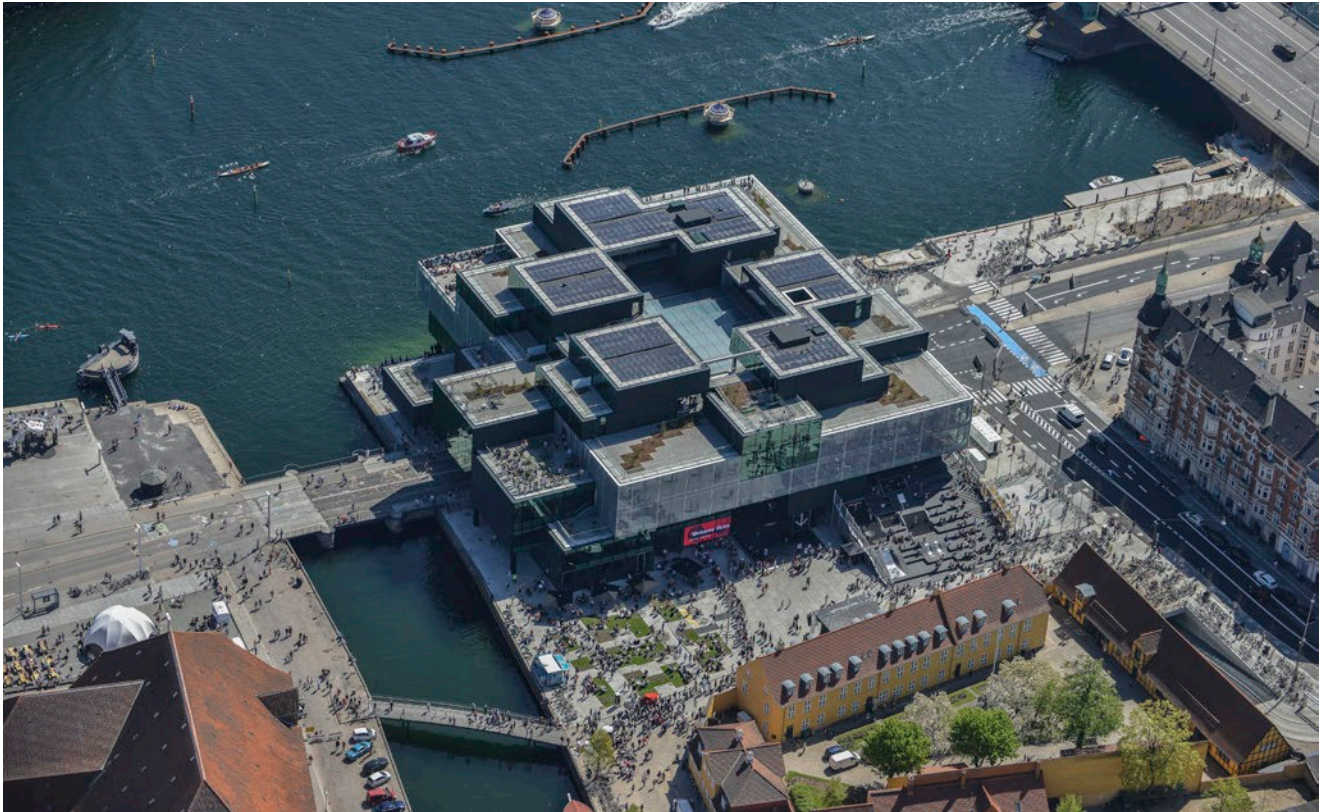
PHOTO: RASMUS HJORTSHØJ/BLOX

BLOX

# RENT AND TERMS

Lease	Area m²	Annual gross rent DKK/m²	Annual gross rent	Monthly gross rent
Lease 414	122	2,750	DKK 335,775	DKK 27,981
Lease 402+403	323	2,710	DKK 873,975	DKK 72,831

Address	Bryghuspladsen 8 et. al., 1473 Copenhagen C	Payment	Quarterly in advance
Municipality	Copenhagen	Rent regulation	Net price index
Reference	23646	VAT	25%
Use	Office	Condition at occupancy	Refurbished
Operating expenses	Included in rent	Date of occupancy	From November 1st 2023
Water and heating	Estimated DKK 110/m²	Non termination	By further agreement
Deposit	Equivalent to 6 months rent	Energylabel	A2015



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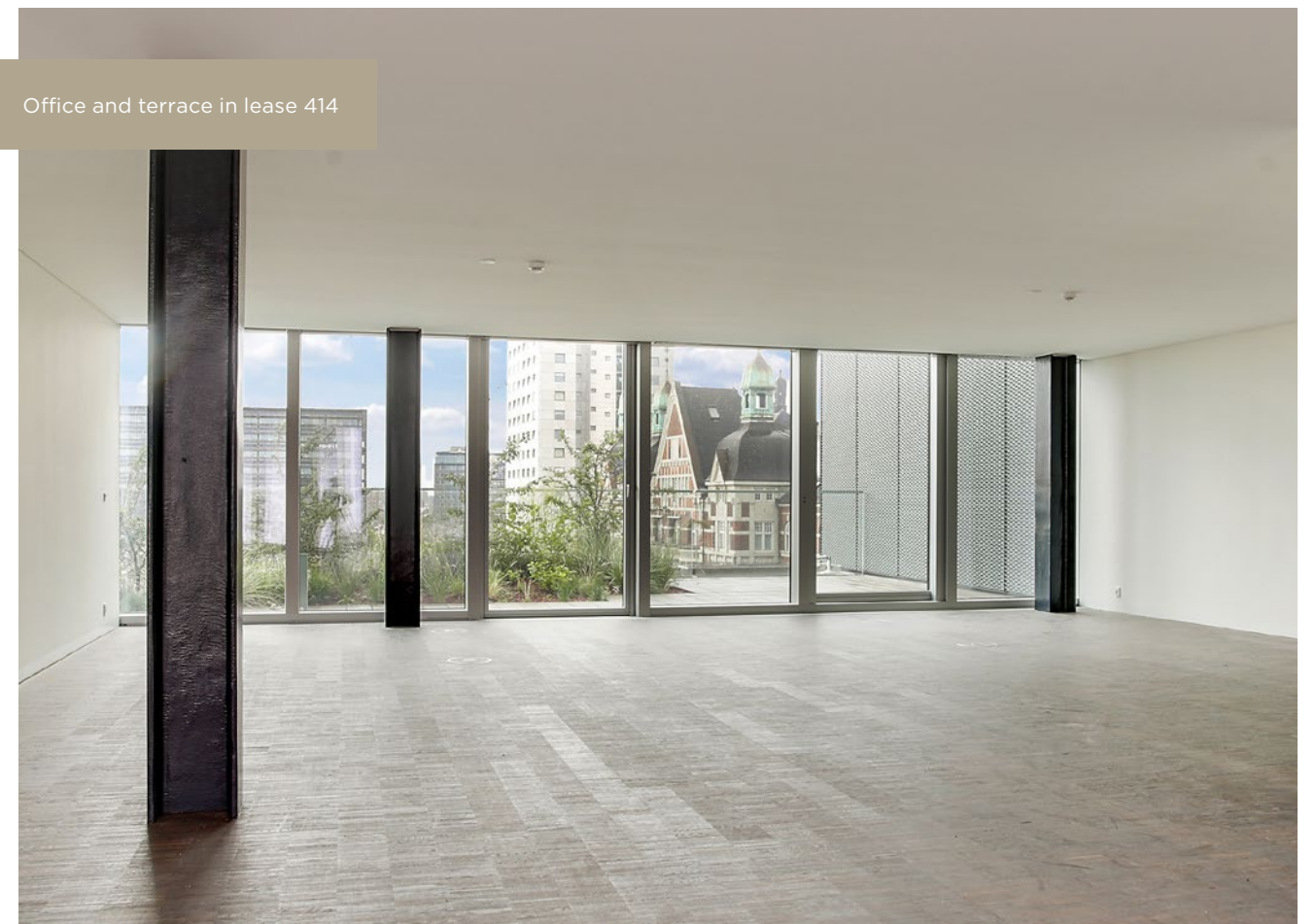


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Kitchen and office in lease 402 + 403



Office and terrace in lease 414

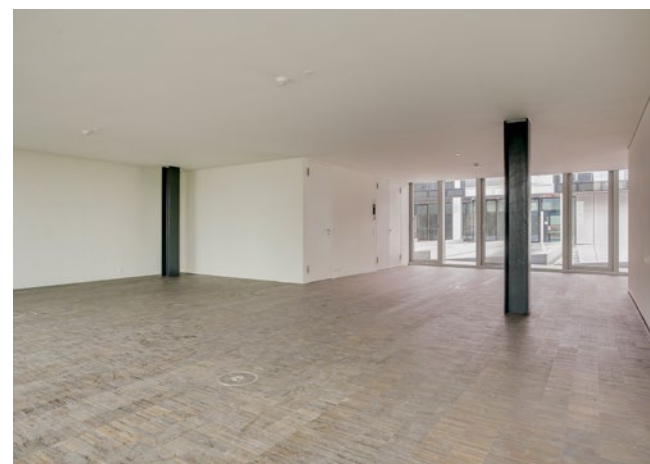







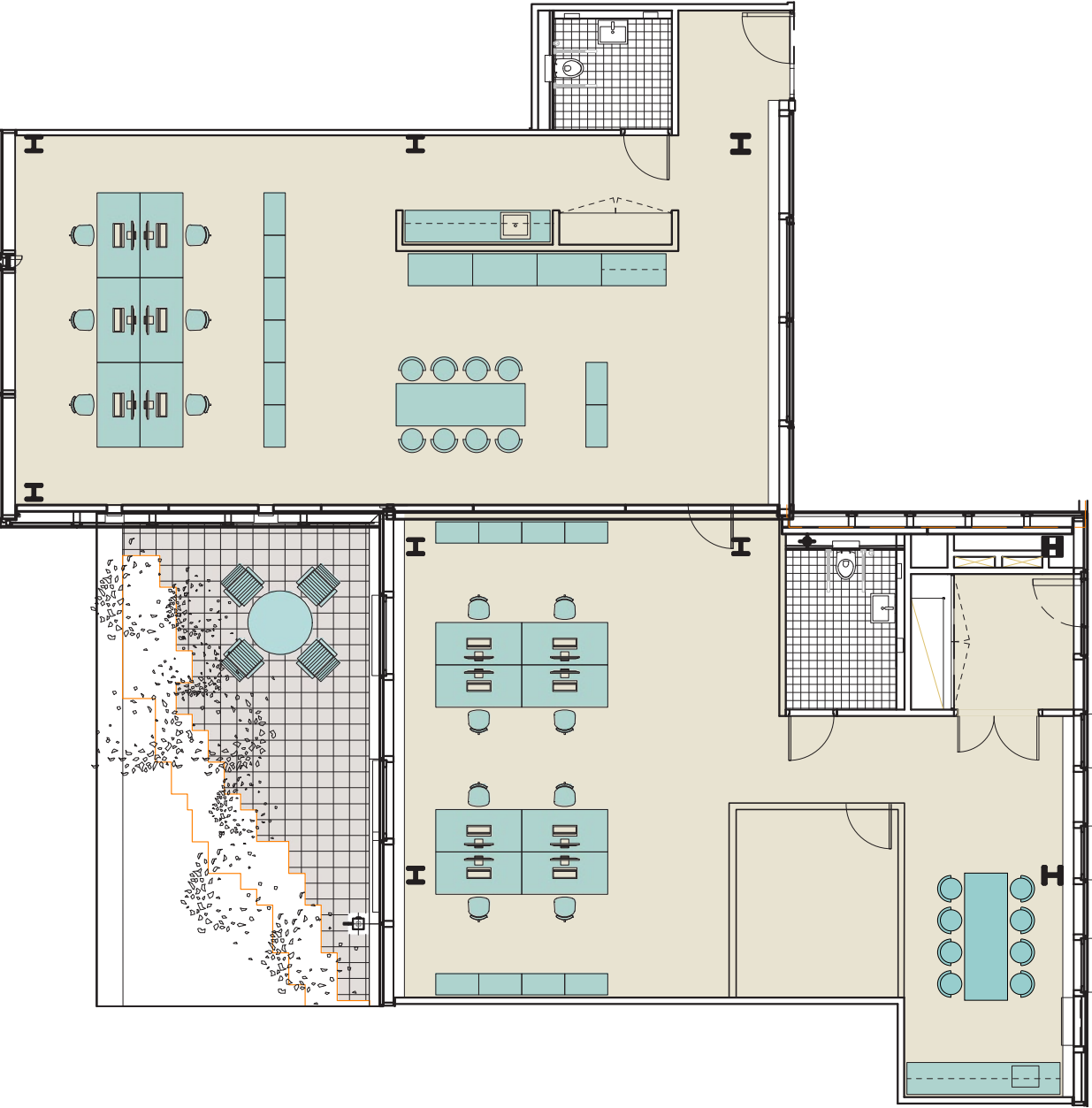
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LAYOUT SUGGESTION

# LEASE 402 + 403

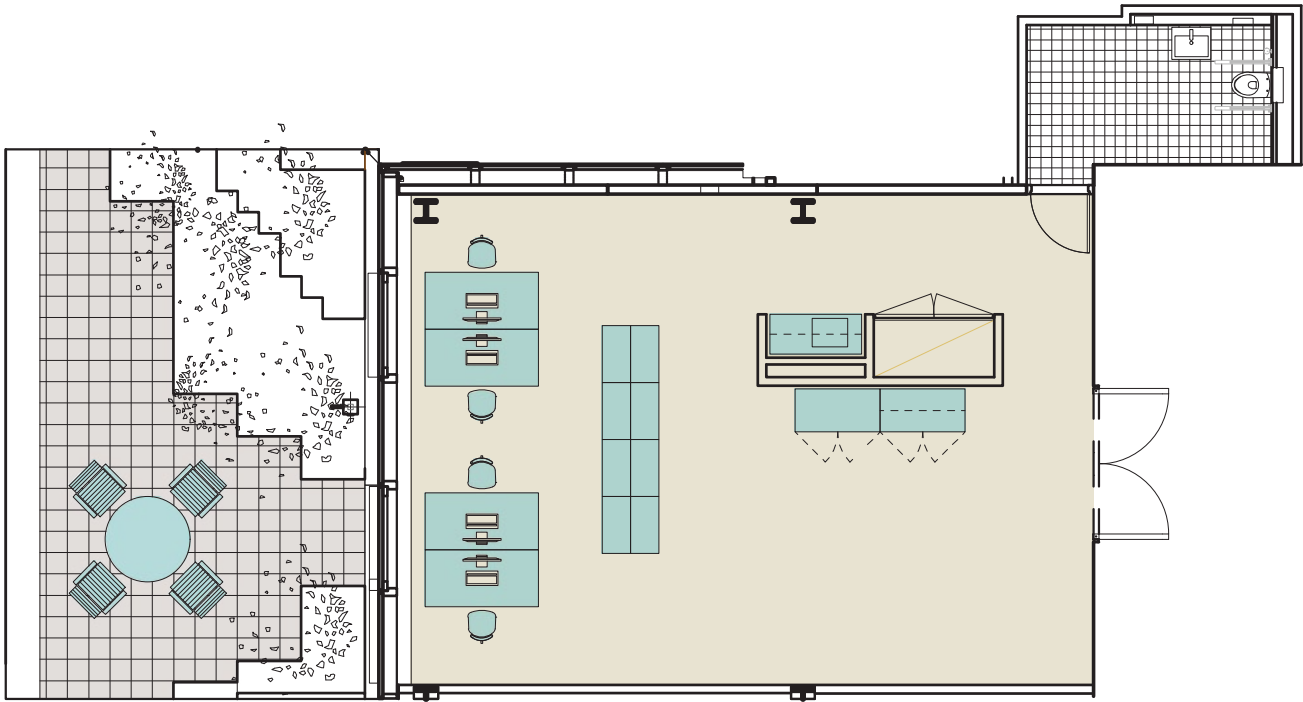
 323 m<sup>2</sup>



LAYOUT SUGGESTION

# LEASE 414

 122 m<sup>2</sup>





# OUTSTANDING ADVICE

At Cushman & Wakefield | RED, we work within all areas of office property letting. We focus primarily on the Greater Copenhagen Area, particularly CBD. The goal is to always provide our customers with the best possible advice, thus we always stay updated on all relevant legal and financial matters.



## THE OFFICE LETTING TEAM



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