



EXCLUSIVE PROPERTY BROCHURE

Commercial & Office Building in Gilching near Starnberg

At a glance

1,237.88 m² total area · approx. 917 m² usable space · 1,056 m² plot · roof terrace · basement · 12 parking spaces · 82205 Gilching

PROPERTY TYPE

Commercial & office building

TOTAL AREA

1,237.88 m²

USABLE AREA

approx. 917 m²

PLOT

1,056 m²

PARKING

12 spaces

YEAR BUILT / CONDITION

1988 · as new

ENERGY

Gas · demand certificate

AVAILABLE

by arrangement

Versatile use — with ongoing rental income.

For sale is a modern, efficiently laid-out commercial and office building in Gilching in the district of Starnberg. Of the 1,237.88 m² total area, around 917 m² are usable space spread across two upper floors, complemented by a full basement with storage and technical rooms.

The office areas are flexibly arranged: open-plan offices, individual offices, meeting and conference rooms as well as a kitchenette on each floor are already in place. The rooms are fitted with antistatic carpeting and are in as-new condition. A roof terrace adds an attractive break and meeting area.

Of interest to investors: the building is already partly let and offers additional letting potential. Owner occupation combined with letting the remaining space is equally possible. Twelve dedicated parking spaces are located directly at the property.

Tenant schedule, floor plans, area breakdown, energy certificate and the exact address are passed on confidentially to qualified prospects on request.

Selected impressions



Ready to move in — from single office to roof terrace.

The building is fitted out and in operation. New owners take over a working office structure rather than a refurbishment project.

Gilching — business location in the Five Lakes region.

Gilching lies in the district of Starnberg west of Munich and is one of the economically strongest municipalities in the region. Research, aerospace, medical technology and mid-sized companies characterise its commercial areas — an environment with lasting demand for office space.

The nearest public transport stop is around 5 minutes away on foot, Munich central station about 40 minutes away and Munich Airport around 70 minutes. Lake Ammersee and Lake Starnberg are each a few minutes' drive away.

The full address is disclosed once prospects have been qualified. The map shows the surrounding area of the location.

Request documents or book a viewing.

Including floor plans, energy certificate details and all technical data sheets.

Choose your preferred date — Gerhard Hahn confirms personally within 24 hours.

Information & notices

This brochure is not a contractual offer. Errors, changes and prior sale reserved.

PROVIDER & CLIENT

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COMMISSION

Buyer's commission: 3.57 % incl. VAT of the notarised purchase price. The commission falls due upon notarisation and signing of the purchase contract. For commercial properties § 656c German Civil Code does not apply; the individual commission agreement is decisive.

ENERGY CERTIFICATE (§§ 80 FF. GEG)

Energy certificate available · type: demand certificate · main energy source: natural gas H · heating: gas heating · final energy demand heat: 63.2 kWh/(m²·a) · final energy demand electricity: 12.7 kWh/(m²·a) · year of construction according to the certificate: 1988.

TENANCIES & DOCUMENTS

The property is partly let. Tenant schedule, leases, area breakdown, floor plans and further documents are made available confidentially to qualified prospects on request. Statements on rental income and yields are non-binding and do not replace your own due diligence.

CONFIDENTIALITY

These property details are intended solely for the recipient. Passing them on to third parties without our written consent is not permitted and may give rise to claims for damages.

LIABILITY & ACCURACY OF INFORMATION

All information is based on details provided by the client and documents available to us. It has been researched carefully but is provided without guarantee of accuracy, completeness or currency. Only the concluded contract is binding. Prior sale reserved.

YOUR PERSONAL CONTACT

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