



EXCLUSIVE PROPERTY BROCHURE

Spacious storage premises in Munich-Milbertshofen

NET RENT PER MONTH

€2,450 / month

Service charges €300

01 / PROPERTY BROCHURE

At a glance

PROPERTY TYPE



Production & storage
space

TOTAL AREA



approx. 250 m²

BASEMENT AREA



approx. 250 m²

CEILING HEIGHT



3.20 m · beams 2.95 m

FLOOR LOAD



up to approx. 150 kg/m²

YEAR / CONDITION



1990 · well maintained

ENERGY



District heating ·
consumption certificate

AVAILABLE



immediately

EXCLUSIVE PROPERTY BROCHURE

At a glance

Available to let is a spacious basement storage and production area in a well-maintained commercial property in Munich-Milbertshofen. Around 250 m² provide room for goods, materials, tools or ancillary business processes.

The ceiling height is approximately 3.20 metres and around 2.95 metres beneath the structural beams. According to the available information,

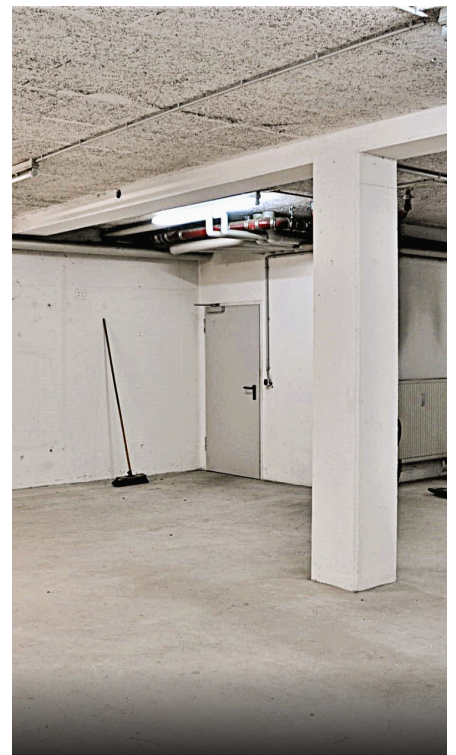
the durable epoxy-resin floor supports loads of up to approximately 150 kg/m². Brick and concrete construction provide a robust structure.

The premises can be accessed through the main entrance and the underground car park. An existing lift is currently not operational. The separate access options nevertheless provide flexible circulation.

02 / VISUAL SELECTION

Selected impressions

Architecture, atmosphere and distinctive details.



Space, access and layout

The company name on the exterior photograph has been obscured for reasons of discretion.



04

Rent and conditions

Consumption certificate · district heating ·
electricity indicator 30 kWh/(m²·a) · heat

indicator 58 kWh/(m²·a) · energy-efficiency
class B · hot water included · year built 1990.



05

Munich-Milbertshofen · centrally connected

The property is situated in Munich-Milbertshofen. The location is readily accessible by public transport and Munich's road network. The commercial surroundings

suit businesses seeking centrally located storage or ancillary premises.

Shopping, restaurants and everyday amenities are available nearby. The exact address is disclosed to qualified prospects on request.

Information & notices

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

PROVIDER & PRINCIPAL

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ENERGY CERTIFICATE (§§ 79 ff. GEG)

Energy certificate available · consumption certificate · heating and main energy source: district heating · electricity indicator: 30 kWh/(m²·a) · heat indicator: 58 kWh/(m²·a) · energy-efficiency class B · hot water included · year built: 1990.

ANTI-MONEY LAUNDERING ACT

As an obligated party under § 2(1) No. 14 GwG, we must verify the identity of the contractual partner and, where applicable, beneficial owners before establishing a business relationship. An official photo ID must be presented.

LIABILITY & ACCURACY

All information is based on details supplied by the owner and available documents. Areas, dimensions, floor loads and year-of-construction details are approximate and must be verified on site. No liability is accepted for accuracy, completeness or currency. Prior letting, changes and errors remain reserved. This brochure is not a contractual offer.

COMMISSION

Upon conclusion of a commercial lease, the tenant's commission is 2 net monthly rents plus statutory VAT. The commission is earned and due when the lease becomes effective.

USE & OFFICIAL PERMITS

Prospective tenants must independently verify whether the premises are suitable for their intended use and whether official permits are required. No specific use or eligibility for approval is warranted.

DATA PROTECTION & CONFIDENTIALITY

Personal data is processed to initiate and perform the agency agreement. This brochure is intended solely for the recipient. It may only be passed to third parties with our prior consent.

YOUR PERSONAL CONTACT

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