

## Āgenskalns, Kalnciema iela 40B, Latvia

**1 600 EUR/Month 5.00 EUR/m<sup>2</sup>**

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### Basic information

Property type: Office

Rooms: 3

Floor: 1. from 4.

Area: 320.0 m<sup>2</sup>

Building type: Stone

Series:

Elevator: No

Balcony: No



### Additional information

Spacious premises with a total area of 320 m<sup>2</sup> are available for rent in an active commercial and business area in Āgenskalns. The space is ideal for a gym, boxing hall, fitness studio, or dance studio.

The premises feature an open layout with columns, high ceilings, and good natural light. An existing exhaust ventilation system is installed, which is especially important for sports and high-activity use.

The premises are offered without interior finishing, allowing the tenant to carry out renovations and adapt the layout according to their needs.

All necessary utilities are available in the building:

- heating (gas);
- electricity;
- water and sewerage;
- exhaust ventilation;
- 24/7 security and video surveillance.

The premises are vacant and available immediately.

Rental price:

5.00 EUR/m<sup>2</sup> + 1.00 EUR/m<sup>2</sup> maintenance fee + utility payments.

A very competitive price for premises of this size and purpose.

Excellent location:

green area;  
2 minutes' walk to public transport (tram);  
10 minutes by car to the city centre;  
near shopping centres Olimpija, SPICE, and Lidl.

Suitable for long-term lease and development of a sports-related business.

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