

Energyplaza Ludwigsburg

71636 Ludwigsburg, 2 minutes to the A81 motorway.



Rent now!

Operating cost cap of €3.50/sqm

(Including consumption costs: gas, electricity, water)

* Prices in EUR plus VAT - § 4 No. 12 USIG (Value Added Tax Act) possible.



* Facilities:

- Variable partition walls in wood and/or glass (flexible modification of room layout without change of use)
- Double raised floor (30cm) with carpet tiles
- Honeywell alarm/video/access control/fire detection system
- Fiber optic + Cat-7 cabling in each rental area, BSI-certified technology
- Air-conditioned foyer area, LED lighting
- SmartApp heating control in each rental area

www.energyplaza.de

Owner:
KCS Grundbesitz GmbH & Co. KG,
T. +49 7141 2589 132
E. info@energyplaza.de

Address:
Eglosheimer Str. 41
D - 71636 Ludwigsburg, GERMANY
www.energyplaza.de

K|C|S
REAL ESTATE

Operating costs per EUR/sqm per month



Final energy consumption Heat (2022)

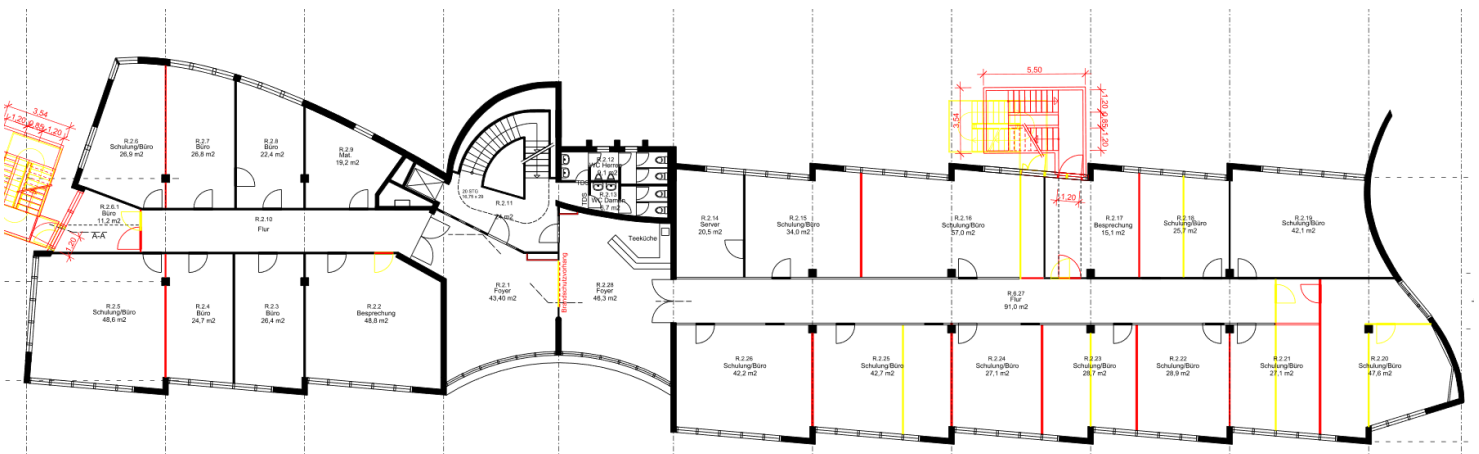


Final energy consumption Electricity (2022)



Rental area

Floorspace	Floorspace m ²	Clear height / m ²	Floor Kg/m ²	Rent m ²	Total operating costs/ month (3,50 m ²)	Total
Penthouse-Office, Office, Training	ab 250 - 4370	3	500	from 11 EUR	3,50 EUR	14,50 EUR



Property:

- 4,370 m² building area
- Constructed in 1990, modernized in 2019
- Compliant with Assembly Place Regulations and Integration Act
- 65 parking spaces (*EV charging available from Dec. 2023)
- 90 bicycle parking spaces
- Barrier-free



*This offer is non-binding and subject to change

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