



**KENSINGTON**®

Finest Properties International



## general:

---

<b>object number external:</b>	Kensington_KE_358	<b>as from:</b>	03.03.2025
<b>usage:</b>	business	<b>marketing method:</b>	rent/lease
<b>property:</b>	Office / practices (office block)	<b>construction year:</b>	2021
<b>street:</b>	Nordhofstr. 2	<b>place:</b>	45127 Essen
<b>Office space:</b>	295,00 m <sup>2</sup>	<b>rentable space:</b>	295,00 m <sup>2</sup>
<b>Total space:</b>	295,00 m <sup>2</sup>	<b>floor:</b>	4
<b>Condition:</b>	as new		

## prices:

---

<b>net rent:</b>	3.757,42 €	<b>additional costs:</b>	1.547,18 €
<b>rent, utilities included:</b>	6.580,22 €	<b>bail:</b>	19.740,00 €
<b>broker's fee:</b>	1x Nettokaltmiete plus MwSt.		

## energy certificate:

---

## contact person:

---

<b>name:</b>	Julia Möllmann	<b>street:</b>	Eleonorastr. 41
<b>place:</b>		<b>Email:</b>	julia.moellmann@kensington-international.com
<b>www:</b>	www.kensington-essen.com		

## Infrastructure:

---

# images

Gebäude Komplett



Vorplatz



Eingang



Empfangshalle



20250302\_132208



Zugang Fahrstühle



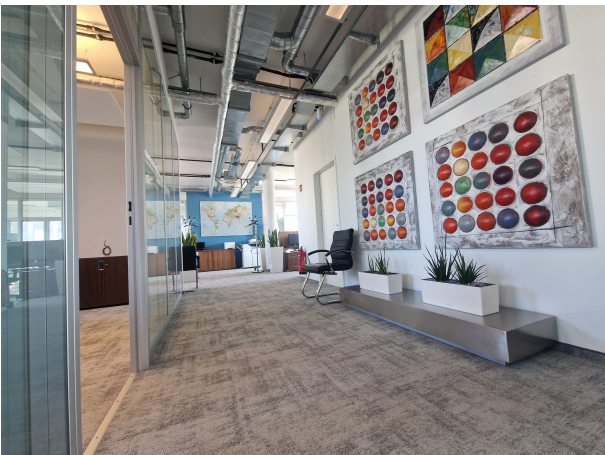
Treppenhaus



Büroflur



Zentrale



Bürozentrale



Chefbüro



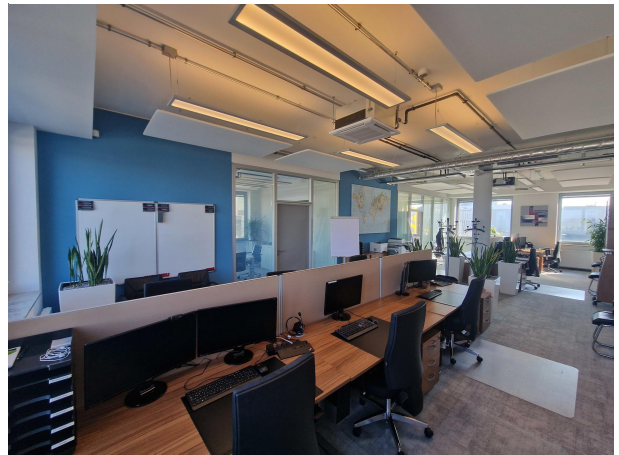
Besprechungsraum



Ausblick



Arbeitsplätze



2. Besprechungsraum



Chefbüro Platz



Büro



WC



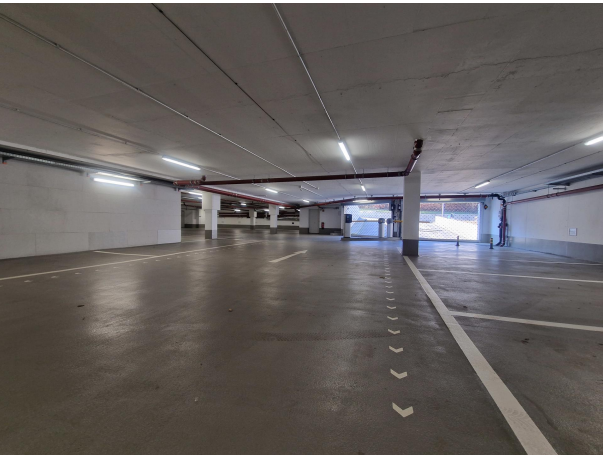
Gebäude komplett



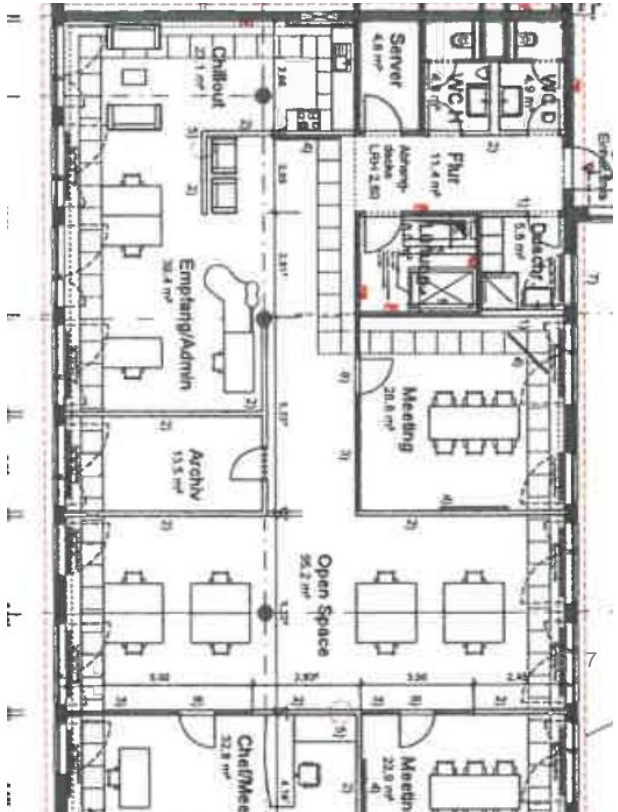
Wallbox



Garage



Grundriss



Zwischenbild-Gewerbe



**GEWERBE  
IMMOBILIEN**

Ihre Experten für Gewerbe-Objekte  
in ganz Deutschland

[www.kensington-gewerbe.de](http://www.kensington-gewerbe.de)

**KENSINGTON**  
FINEST PROPERTIES INTERNATIONAL