

# Gertrudstrasse 6 - 12

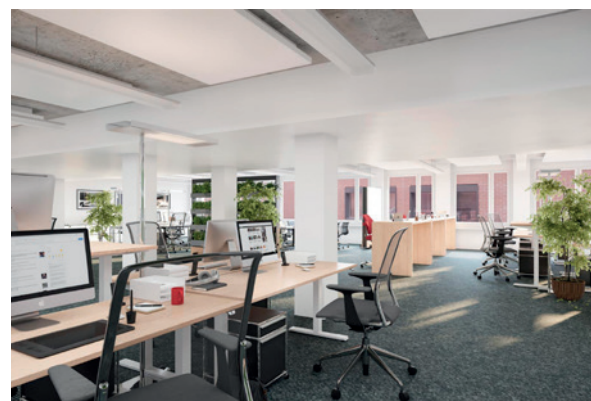
## 8400 Winterthur

New-  
Office

.ch

Offices 2<sup>nd</sup> - 4<sup>th</sup> floor

In the heart of Winterthur, at Gertrudstrasse 6 - 12, **over 3,039 m<sup>2</sup> of office space** is available for lease, offered in either a modern enhanced shell or fully fitted-out condition.



### FACTS

<b>Spaces</b>	300 m <sup>2</sup> - 1'345 m <sup>2</sup> per floor
<b>Price</b>	from 265.- CHF sq m pa
<b>Move in</b>	immediately
<b>Fit out</b>	fitted out
<b>Kind</b>	Office spaces
<b>Location</b>	exclusive central location
<b>Parking</b>	available in the building
<b>Public Traffic</b>	in walking distance

### CONTACT



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**INFO** 2<sup>nd</sup> - 4<sup>th</sup> floor | basic fittings or fitted out | exclusive central location

## Your new workplace directly at Winterthur train station

This property, ideally located in central Winterthur right next to Winterthur's main train station, underwent a comprehensive refurbishment in 2023. The ground floor of the building section on Paulstrasse, as well as floors from the ground to the 4th level on Gertrudstrasse, offer an outstanding business location for innovative companies. The office spaces at Gertrudstrasse 6-12 are available in a modern enhanced shell or fully fitted-out condition, featuring:

- Raised floors
- Flooring tailored to your preference
- Ventilation, cooling, and heating through hybrid ceiling panels
- Attractive open-space layout
- Flexible floor plans allowing for customised configurations
- Fully equipped WC facilities in core zones
- Exclusive terraces for 2nd-floor office tenants

In the fully fitted-out condition, the spaces are ready for immediate occupancy, complete with tea kitchens, meeting rooms, and focus rooms. This enables tenants to move in with minimal investment and no extensive remodelling. If room partitions are desired, they can be efficiently incorporated thanks to the flexible layout. Restroom facilities are conveniently located in the core stairwell areas for shared use.

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## Winterthur: inspiring authentic.

Gertrud & Paul is located just a few steps from the train station - optimally accessible and right in the middle of the hustle and bustle of the city center. Restaurants and hotels, stores, sports and leisure facilities are right on the doorstep. Ideal for companies that appreciate a central location, an inspiring environment and a state-of-the-art infrastructure.

**Flexible, modern, always at the heart of the action and truly welcoming: Gertrud & Paul are as quintessentially Winterthurian as it gets. The office and commercial spaces simply exude that distinctive character.**

Floor	Kind	Space	Rent CHF/m <sup>2</sup> p.a.
2 <sup>nd</sup> floor	Office B	299 m	265.-
2 <sup>nd</sup> floor	Office C	482 m <sup>2</sup>	265.-
3 <sup>rd</sup> floor	Office B	299 m <sup>2</sup>	300.-
4 <sup>th</sup> floor	Office A	478 m <sup>2</sup>	265.-
4 <sup>th</sup> floor	Office C	481 m <sup>2</sup>	265.-



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