



## LIGURES - LARGE FLEXIBLE OFFICE SPACE

Professional rental

**8 900 € / month**

+ Service charges : 710 €

<i>Product type</i> <b>Office</b>	<i>Building</i> <b>Les Lignes</b>
<i>District</i> <b>Jardin Exotique</b>	<i>Living area</i> <b>250 m<sup>2</sup></b>
<i>Floor</i> <b>4</b>	<i>Service charges</i> <b>710 €</b>
<i>Condition</i> <b>Good condition</b>	<i>Release date</i> <b>Quickly</b>
<i>Ref.</i> <b>LOC-B.L</b>	

Located in a secure luxury building, with tennis court, gym, swimming pool, pool house and a 5000 m<sup>2</sup> park, allowing you to benefit from green spaces and a relaxing environment, rare in the Principality.

Office with a total surface area of approx. 250 m<sup>2</sup> located on the 4th floor, but corresponding to the ground floor of the building, composed of two entrances, six offices, two storerooms, a technical room, a cafeteria, a "Women's" toilet and a "Men's" toilet with cloakroom

Air conditioning and individual heating.  
Rent subject to VAT

Possibility of splitting the offices into two parts, with 2 independent entrances:

- Surface area of 115 m<sup>2</sup> approx. for a monthly rent of €5,000.00 + VAT + €390.00 provision on charges
- Surface area of 88 m<sup>2</sup> approx., for a



monthly rent of €3,900.00 + VAT +  
€320.00 provision on charges

The "Men's" and "Women's" toilets, the  
technical room, hallway and the  
cafeteria are to be shared.

Electricity consumption and  
maintenance of the air  
conditioning/heating system are extra.



