



## FONTVIEILLE - Mercator - Administrative offices

Professional rental

45 000 € / month

+ Service charges : 2.200 €

<i>Product type</i> <b>Office</b>	<i>Building</i> <b>Mercator</b>
<i>District</i> <b>Fontvieille</b>	<i>Living area</i> <b>856 m<sup>2</sup></b>
<i>Service charges</i> <b>2 200 €</b>	<i>Condition</i> <b>Work required</b>
<i>View</i> <b>Unobstructed View</b>	<i>Exposure</i> <b>South</b>
<i>Release date</i> <b>Now</b>	<i>Ref.</i> <b>HP-LM33</b>

856 sqm office space with basement storage, located in a modern Fontvieille building. Optimized access with an elevator and two freight lifts, plus six dedicated parking spaces. A prime address for businesses looking to establish themselves in a thriving economic hub.

Located in the heart of Fontvieille, a dynamic and strategic district, these offices occupy the entire 3rd floor of a modern 12-story building.

With a **functional surface area of 856 sqm**, the space also includes a **storage/archive area in the basement**, ensuring optimal organization.

Accessibility is enhanced by a **passenger elevator and two freight elevators**, providing direct connection to the lower levels. The offering is completed by **six dedicated parking spaces** within the building.

**Availability: To be agreed**

**Rent: € 45 000 excl. VAT + charges**



