

**OFFICE / COMMERCIAL LOCAL FROM 4.500 €/month****Professional rental****Rent on request**

<i>Product type</i> Office	<i>Num rooms</i> -
<i>Building</i> Les Lignes	<i>District</i> Jardin Exotique
<i>Living area</i> 250 m²	<i>Floor</i> 4
<i>Ref.</i> AL 68 MC bis	

Swimming pool Tennis Gym

Located in a residence with 24-hour concierge, with gym, swimming pool, tennis court, and gardens, currently partitioned and rented for use as an administrative office, composed of 2 entrance halls, an entrance level concierge and a direct entrance to the outside of the building/delivery area, Meeting room, 5 offices, storeroom, kitchen/cafeteria, men's toilet, women's toilet, technical room, reversible air conditioning. Monthly rent price €10,500.00 + €2,100.00 (20% VAT) + €710.00 prov/charges = €13,310.00 incl. VAT

Possibility of dividing the office into two parts, each with its own independent entrance:

- Office 1 with external entrance with an area of approximately 115 m² - Monthly rent: €6,000.00 + €1,200.00 (20% VAT) + €390.00 prov/charges = €7,590.00 incl. VAT

- Office 2 with entrance on the reception side with a surface area of approximately 88 m² - Monthly rent: €4,500.00 + €900 (20% VAT) + €320.00 prov/charges = €5,720.00 incl. VAT

Common areas of the 2 offices: Men's and women's toilets, technical room, hallway and cafeteria.



