



RARE - FONTVIEILLE - SPACIOUS COMMERCIAL/INDUSTRIAL PREMISES

Professional rental

23 953 € / month

+ Service charges : 1.200 €

<i>Product type</i> Premises	<i>Num rooms</i> Openspace
<i>Building</i> Le Lumigean	<i>District</i> Fontvieille
<i>Living area</i> 670 m²	<i>Parkings</i> 4
<i>Floor</i> Ground floor	<i>Service charges</i> 1 200 €
<i>Condition</i> Work required	<i>Mixed use</i> Yes
<i>Release date</i> Now	<i>Ref.</i> L1609

Located in Monaco's industrial district, this spacious commercial space is ready for full customization. A rare opportunity in the Principality.

Located in the industrial zone of Fontvieille, right on the border between Monaco and Cap d'Ail, this ground-floor space is part of a building exclusively occupied by offices, companies, and industrial businesses. Easily accessible by car or truck, it is well-suited for a variety of professional activities.

The premises are in shell condition and require full interior fitting. Currently composed of a large open space of approximately 670 sm, it features a raised concrete slab of about one metre. Part of the northwest-facing façade (at the second entrance) can be fully opened up to create a wide entrance or showcase window,



enhancing visibility from the road.

Commercial lease 3/6/9.

4 parking spaces complete this property.





