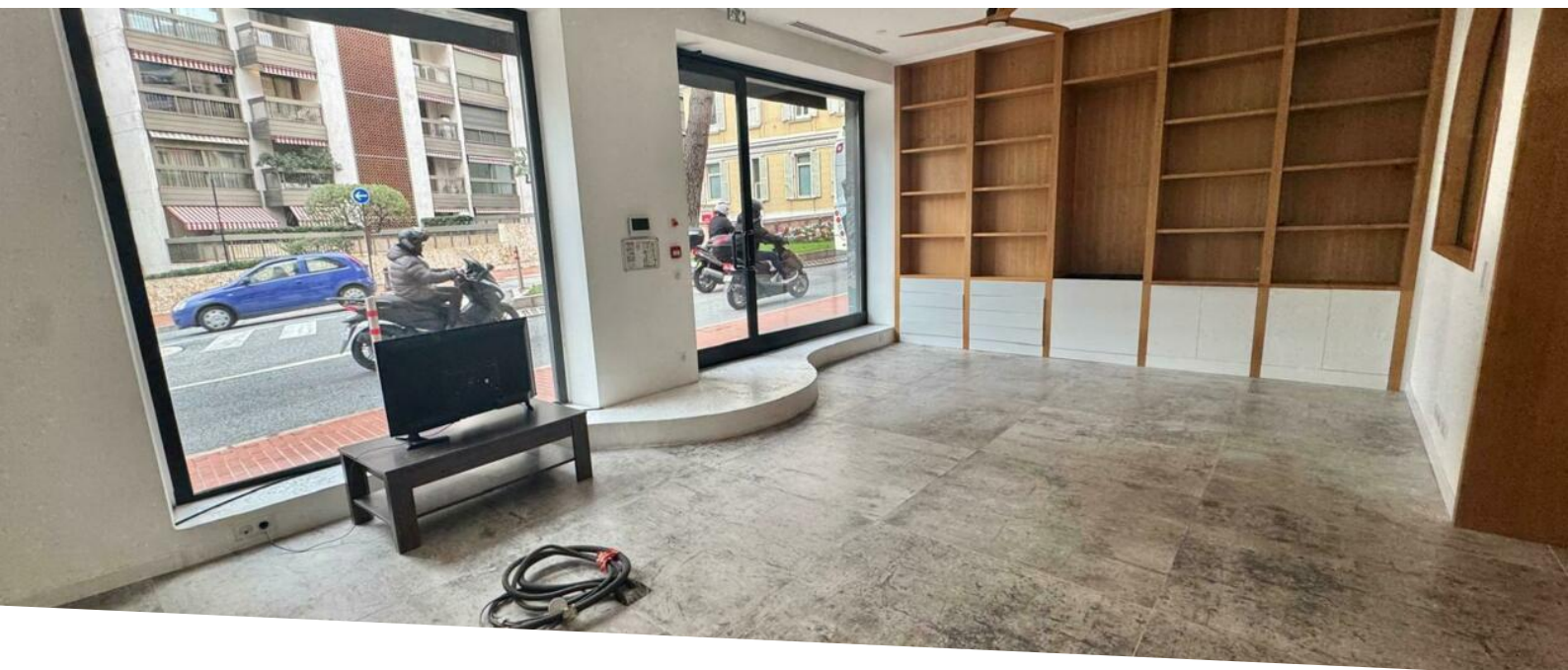




**Office space with double shop window located in a busy area**  
**Professional rental** **Sole agent** **9 900 € / month**  
+ Service charges : 150 €

|                                          |                                       |
|------------------------------------------|---------------------------------------|
| <i>Product type</i><br><b>Office</b>     | <i>Num rooms</i>                      |
| <i>Building</i><br><b>Villa Europe</b>   | <i>District</i><br><b>Monte-Carlo</b> |
| <i>Living area</i><br><b>122 m²</b>      | <i>Floor</i><br><b>Ground floor</b>   |
| <i>Service charges</i><br><b>150 €</b>   | <i>Condition</i><br><b>Renovated</b>  |
| <i>Release date</i><br><b>A convenir</b> | <i>Ref.</i><br><b>MAZZALOCbur</b>     |

Ideally located premises a stone's throw from the Carré d'Or

Spacious and bright office space of 122 sqm located a stone's throw from the Carré d'Or with a double display window.

It boasts two independent entrances, the sales area, separate men's and women's toilets and a computer room at the back.

The premises have been tastefully refurbished with high standard materials.

Possibility of renting for office use (5-year office lease cancellable at any time by the Lessee with 6 months' notice after the first year of rental).



Rental also possible under a precarious lease of 30 months or commercial lease with the right to lease set at €1,200,000, but whose conditions may vary depending on the chosen activity.

All activities possible except food related.

