Carat Properties
Tour Odéon
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OFFICE / COMMERCIAL PREMISES FROM 3.900 €/month excl. VAT

Professional rental

8 900 € / month
+ Service charges : 710 €

Product type **Office**	*Building* **Les Ligures**
District **Jardin Exotique**	*Living area* **250 m²**
Floor **4**	*Service charges* **710 €**
Ref. **AL 245 MC**	

Swimming pool Tennis Gym

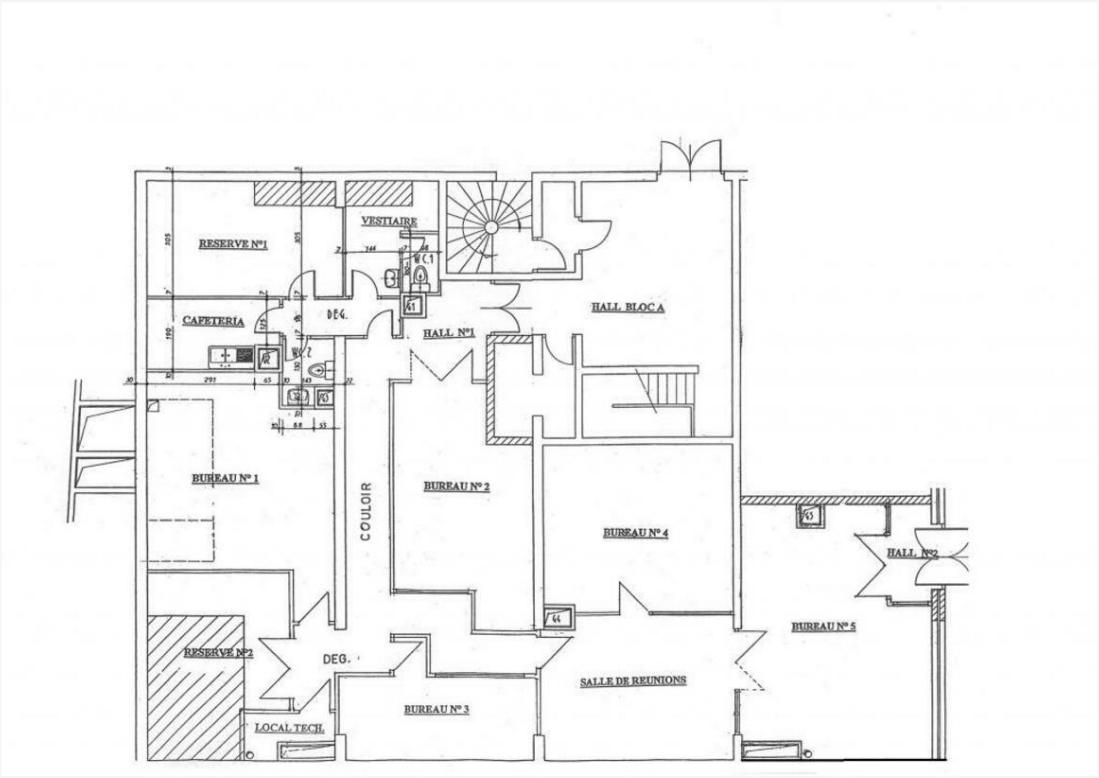
Located in a residence with 24-hour concierge, with gym, swimming pool, tennis court, and gardens, currently partitioned and rented for use as an administrative office, consisting of 2 entrance halls, a concierge level entrance and a direct entrance to the outside of the building/delivery area, Meeting room, 5 offices, storeroom, kitchen/cafeteria, men's toilets, women's toilets, technical room, reversible air conditioning.
Monthly rent price €8,900.00 + €1,780.00 (20% VAT) + €710.00 prov/charges = €11,390.00 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: €5,000.00 + €1,000.00 (20% VAT) + €390.00 prov/charges = €6,390.00 incl. VAT
- Office 2 with entrance on the reception side with an area of approximately 88 m² - Monthly rent: €3,900.00 + €780 (20% VAT) + €320.00 prov/charges = €5,000.00 incl. VAT
Common areas of the 2 offices: Men's and women's toilets, technical room, hallway and cafeteria.

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

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