



## LIGURES - LARGE FLEXIBLE OFFICE SPACE

**Sole agent**

**10 500 € / month**

+ Service charges : 710 €

Professional rental

<i>Product type</i> <b>Office</b>	<i>Num rooms</i>
<i>Building</i> <b>Les Lignes</b>	<i>District</i> <b>Jardin Exotique</b>
<i>Living area</i> <b>250 m<sup>2</sup></b>	<i>Floor</i> <b>4</b>
<i>Service charges</i> <b>710 €</b>	<i>Condition</i> <b>Good condition</b>
<i>Release date</i> <b>Quickly</b>	<i>Ref.</i> <b>G-B.L</b>

Located in a secure luxury building, with tennis court, gym, swimming pool, pool house and a 5000 m<sup>2</sup> park, allowing you to benefit from green spaces and a relaxing environment, rare in the Principality.

Office with a total surface area of approx. 250 m<sup>2</sup> located on the 4th floor, but corresponding to the ground floor of the building, composed of two entrances, six offices, two storerooms, a technical room, a cafeteria, a "Women's" toilet and a "Men's" toilet with cloakroom

Air conditioning and individual heating.  
 Rent subject to VAT

Possibility of dividing the offices into two parts, with independent entrance:

- Surface area of 115 m<sup>2</sup>, for a rent of €6,000.00 VAT + €390.00 provision on charges

- Surface area of 88 m<sup>2</sup>, for a rent of



€4,500.00 + €320.00 provision on charges

The toilets, the technical room, the hallway and the kitchen are to be shared.

Electricity and heating maintenance are extra



