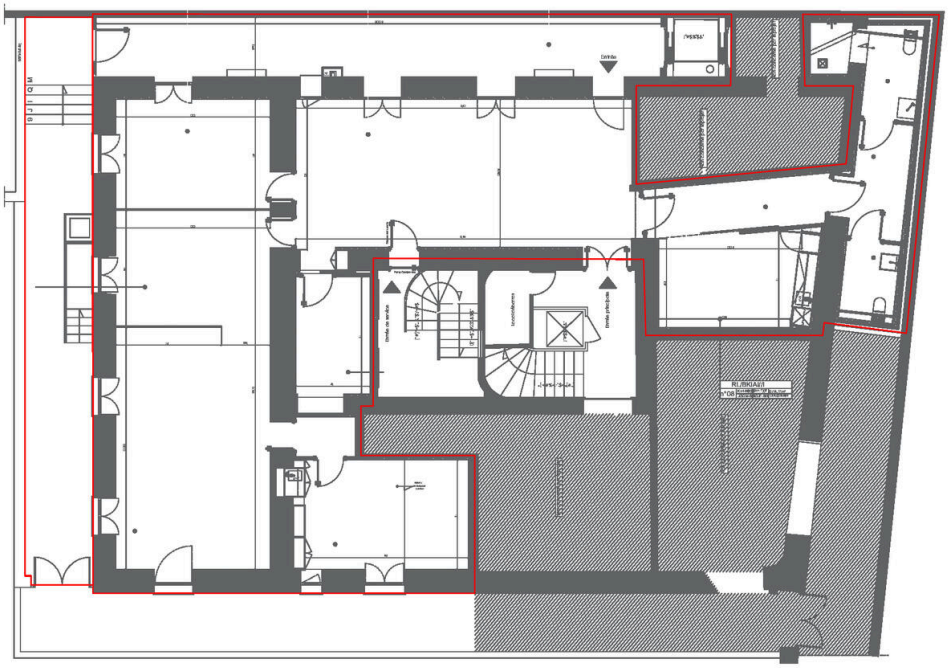
AGENCE
IMMOBILIÈRE
DE LA GARE

3, Rue Langlé
MC 98000 Monaco
(+377) 93 30 22 36
info@agencegaremonaco.com
agencegaremonaco.com



Spacious Office in the Carré d'Or!

In the heart of the Carré d'Or, just steps from the Casino de Monte-Carlo, a magnificent fully renovated office with an independent entrance via a private lift.

In a magnificent belle époque building, close to all amenities, shops, bus stop, and public parking, a spacious fully renovated office.

It comprises:

- A fine independent entrance with lift, as well as two further independent entrances.
- Two large modular spaces that can be divided into 6 independent offices (air conditioning, lighting, IT cabling)
- An executive office with fitted cupboards and a water point
- A rest/meeting room with kitchenette area
- A room for IT server racks
- Two WCs with shower
- An enclosed terrace
- An open terrace

The entire office is air-conditioned. All rooms are cabled. Ample storage throughout.

Let at 25.000€ excl. VAT / month, from 1 August 2021, 5-year office lease

Type	Apartment
Living area	290 sqm
Total area	325 sqm
Terrace	35 sqm
Bedrooms	0
Bathrooms	2
Parking	0
Cellars	1
Reference	**v200714**
Price	**Price on request**

In addition to the purchase price: Agency fees 3%+VAT - Notary fees 6.25%

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