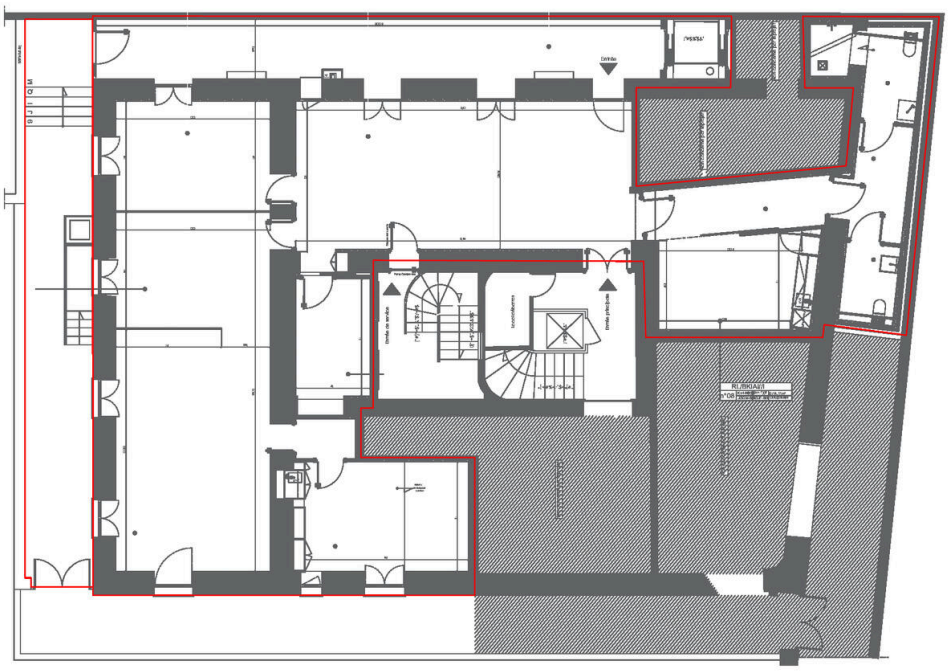

# Spacious Office in the Carré d'Or!

*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%**

This document is not part of any offer or contract. All measurements, surfaces and distances are approximate. Descriptions and plans are provided for information purposes only and their accuracy is not guaranteed. Photographs show only certain parts of the property. The offer is valid except in case of sale, withdrawal, price change or other conditions, without prior notice.

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