AGENCE
IMMOBILIÈRE
DE LA GARE

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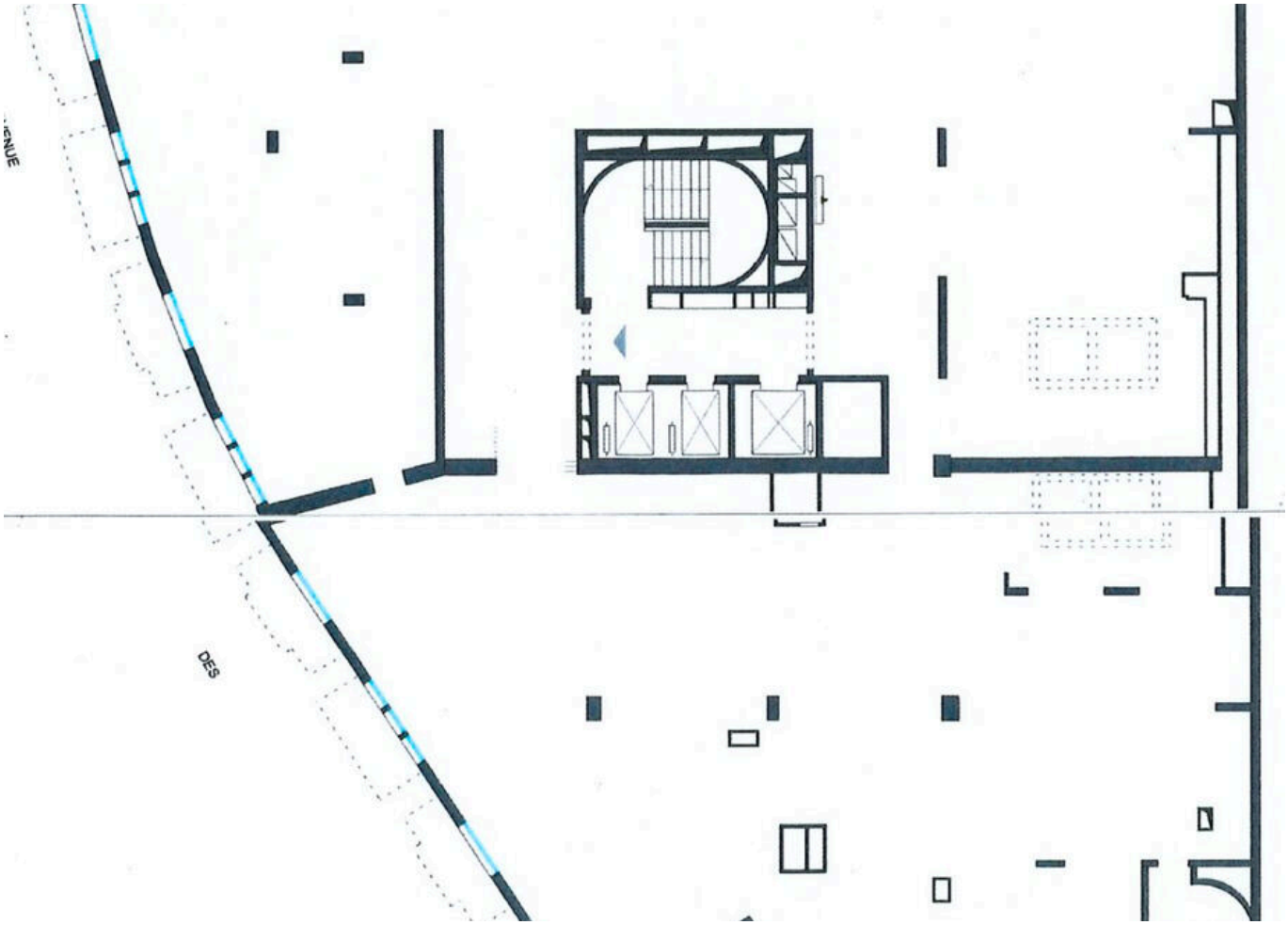

Rare: Large ground-floor office in the heart of the Carré d'Or!

Ideally situated at the entrance to the prestigious Le Métropole shopping gallery, this exceptionally spacious ground-floor office benefits from outstanding footfall.

Entire floor plate comprising 2 units that may be separated.

- 4 parking spaces
- 2 independent entrances
- 1 service entrance
- Delivered in shell condition

Annual rent: 1,200 €/m²

Type	Commercial
Living area	1090 sqm
Total area	1122 sqm
Terrace	32 sqm
Parking	4
Reference	**L2709202301**
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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