

A LOUER



Office

- Surface : 113.75m²
- Disponibilité :
- Référence : 3743S_Bureaux_Porte_Neuve
- Nombre d'étage(s) :
- Etage : 1
- Année de construction :

Caractéristiques

- Double vitrage
- Chauffage au gaz
- Chauffage central
- Radiateurs

LUXEMBOURG-CENTRE

Price on demand
Charges comprises

A LOUER



FMI

7 rue des Mérovingiens
8070 Bertrange
+352 24 83 24-1

<https://www.fmi.lu>

info@fmi.lu

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FMI proposes you this office space located on the 1st floor with elevator of a building Avenue de la Porte Neuve, prestigious street of the pedestrian zone of the hyper city center of Luxembourg.
Good visibility provided by bay windows overlooking the pedestrian street.

You will have at your disposal :

- 1 Large L-shaped landscaped office
- 2 individual offices (19,68 m2 and 14,93 m2)
- 1 Kitchenette
- 2 Sanitary areas
- 1 Small storage room

Video link : <https://youtu.be/dC2CoS9S-r4>

Virtual visit link: https://fmi-medias.lu/Virtual_Tours/Bureaux_ruePietonne_LuxVille/tour.html

3D simulation link : <https://youtu.be/tV2MxKouYLg>

In option :

2 parking spaces located in Bd Royal : + 500,00 Euros / month per space

Public transport (bus and streetcar) in the immediate vicinity.

Easy connection to the main roads.

Practical information :

Monthly rent excluding charges : 3.500 Euros

Monthly charges : 325 Euros including electricity, but excluding telephone and internet subscription

Deposit : 4 months rent

Agency fee : 150% of one month's rent + 16% VAT payable by the tenant

To visit without delay

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