



## LARGE OFFICE WITH LARGE WINDOW - FONTVIEILLE

Professional sale

3 500 000 €

*Product type*  
**Office**

*Building*  
**Raphael**

*District*  
**Fontvieille**

*Total area*  
**94 m<sup>2</sup>**

*Floor*  
**Ground floor**

*Annual costs*  
**4 800 €**

*Ref.*  
**RAPH 725-7250**

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This office is located in the port of Fontvieille, overlooking the gardens, ensuring a quiet location. The space has a large window that naturally illuminates the office.

It consists of a main room with several smaller offices separated by glass partitions. It also has two restrooms and two access doors.

The terms of the lease are as follows: 12-month contract renewable for another 12 months, plus possible renewal for another 11 months. For a total of 35 months. The tenant must then vacate the premises.

The rent is 7,250 euros per month + 1,450 euros VAT and 400 euros additional expenses per month.

The office is also for sale.







