



RIGHT TO LEASE 2000 M2

Professional sale

Sole agent

2 000 000 €

<i>Product type</i> Transfers of lease rights	<i>District</i> Carré d'Or
<i>City</i> Monaco	<i>Country</i> Monaco
<i>Living area</i> 2 000 m²	<i>Parkings</i> 5
<i>Floor</i> -	<i>Condition</i> Very good condition
<i>View</i> Town	<i>Exposure</i> --
<i>Release date</i> Quickly	<i>Ref.</i> FDC005

Magnificent commercial premises with an area of 2000 M2 in the heart of the golden square, offering exceptional visibility.

Location: Monaco, a stone's throw from the prestigious Carré d'Or, in a popular and dynamic area, offering exceptional visibility and a premium business environment.

Area: Approximately 2,000 m² on four floors, offering optimized spaces for a functional and high-end layout.

- **Basement:** 334.25 m² - Ideal for secure archiving and technical infrastructures.
- **Ground floor:** 219.00 m² - Perfect for a high-end reception with a spacious and refined entrance.
- **1st floor:** 492.25 m² - Ideal for open, modern offices with open views.



- **2nd floor:** 467.20 m² – Flexible space, perfect for meeting or conference rooms.
- **3rd floor:** 463.35 m² – Designed to provide a high-end and comfortable working environment.

Characteristics:

- **Premises in very good condition**, recently renovated with high-end finishes.
- **Herbal tea and rest** room for optimal employee comfort.
- **Modern elevator** for easy access to all levels.
- **Two separate entrances** : prestigious main entrance and employee entrance.
- **Excellent natural light**, promoting a pleasant and productive working environment.
- **High-performance security system**, guaranteeing confidentiality and protection of sensitive activities.

Financial conditions:

- **Sale price of the right to lease:** 2 million euros
- **Monthly rent:** 200 000 €

Purpose of the premises: The premises are intended for **banking and financial activities**, as well as for any ancillary activities authorised by banking and financial regulations. This location offers a unique setting for the development of prestigious activities in a secure and strategic environment.

Possibility of subletting: The main tenant can sublet part of **the premises to banking companies or any other entity directly related to the banking and finance sector**. This subletting is subject to the following conditions:

- The main tenant must **occupy more than half of the premises**.
- He must **remain a joint guarantor with the landlord**.

Possibility of change of activity: A change of activity is possible, **subject to the landlord's acceptance**.

Unique opportunity for a prestigious establishment in a strategic and dynamic area of Monaco, with a renowned address and top-of-the-range services





