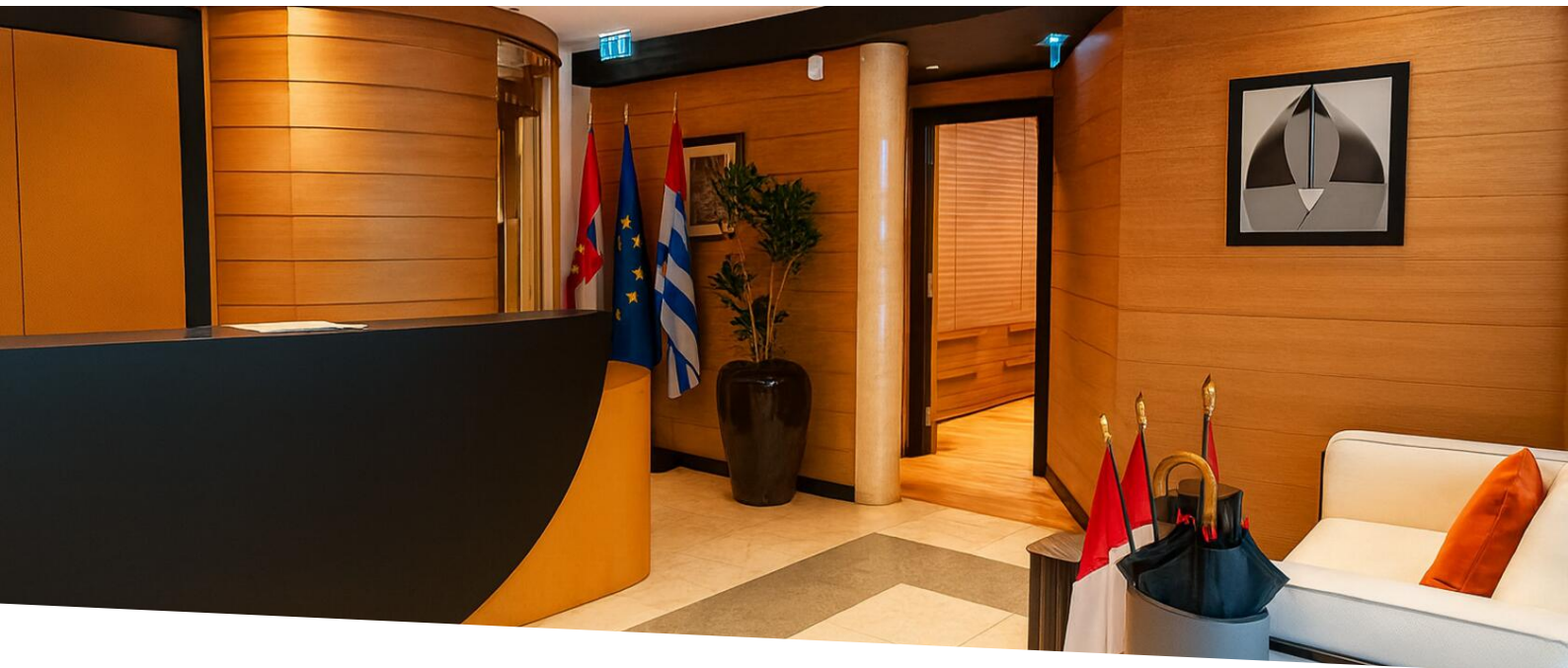




## Rare!!! Spacious offices on the ground floor in the middle of the Golden Square

Rental

Sole agent

25 000 € / month

+ Service charges : 750 €

|                                            |                                                |
|--------------------------------------------|------------------------------------------------|
| <i>Product type</i><br><b>Duplex</b>       | <i>Num rooms</i><br><b>6</b>                   |
| <i>Building</i><br><b>Le Montaigne B/C</b> | <i>District</i><br><b>Carré d'Or</b>           |
| <i>Total area</i><br><b>238,60 m²</b>      | <i>Parkings</i><br><b>4</b>                    |
| <i>Cellar</i><br><b>1</b>                  | <i>Floor</i><br><b>RDC et 1er</b>              |
| <i>Service charges</i><br><b>750 €</b>     | <i>Condition</i><br><b>Very good condition</b> |
| <i>Release date</i><br><b>1/05/2026</b>    | <i>Ref.</i><br><b>Bureau Montaigne 5</b>       |

Give a new dimension to your business with these duplex offices located in the heart of the Carré d'Or.

Located in a sought-after building, they combine elegance, visibility and comfort. The private terrace completes this rare space, offering a bright and pleasant working environment on a daily basis.

Beautiful duplex desks that consist as follows:

- In the DRC (120 m2): reception hall, an office on the right, a meeting room on the left, a second desk at the back, a machine room, men's toilet, women's toilet and equipped kitchen.
- Upstairs (118.60 m2): a large office, three other offices, a corridor/waiting room, terrace and toilet.



Direct access via a private entrance on the Avenue de Grande Bretagne.

It is rented with 4 car parks and a cellar in the building.

**Monthly rent 25,000 euros - Expenses.**

