



## OFFICE / COMMERCIAL PREMISES FROM 3.900 €/month excl. VAT

Professional rental

8 900 € / month  
+ Service charges : 710 €

Product type <b>Office</b>	Num rooms -
Building <b>Les Ligures</b>	District <b>Jardin Exotique</b>
Living area <b>250 m<sup>2</sup></b>	Floor <b>4</b>
Service charges <b>710 €</b>	Ref. <b>AL 245 MC</b>

Swimming pool Tennis Gym

Located in a residence with 24-hour concierge, with gym, swimming pool, tennis court, and gardens, currently partitioned and rented for use as an administrative office, consisting of 2 entrance halls, a concierge level entrance and a direct entrance to the outside of the building/delivery area, Meeting room, 5 offices, storeroom, kitchen/cafeteria, men's toilets, women's toilets, technical room, reversible air conditioning.

Monthly rent price €8,900.00 + €1,780.00 (20% VAT) + €710.00 prov/charges = €11,390.00 incl. VAT

Possibility of dividing the office into two parts, each with its own independent entrance:

- Office 1 with external entrance with an area of approximately 115 m<sup>2</sup> - Monthly rent: €5,000.00 + €1,000.00 (20% VAT) + €390.00 prov/charges = €6,390.00 incl. VAT

- Office 2 with entrance on the reception side with an area of approximately 88 m<sup>2</sup> - Monthly rent: €3,900.00 + €780 (20% VAT) + €320.00 prov/charges = €5,000.00 incl. VAT

Common areas of the 2 offices: Men's and women's toilets, technical room, hallway and cafeteria.



