

## OFFICE / COMMERCIAL SPACE - GOLDEN SQUARE - LESS THAN 35 000€ PER M<sup>2</sup>

Professional sale

6 450 000 €

<i>Product type</i> <b>Commercial premise</b>	<i>Building</i> <b>Park Palace</b>
<i>District</i> <b>Carré d'Or</b>	<i>Living area</i> <b>185 m<sup>2</sup></b>
<i>Floor</i> <b>Ground floor</b>	<i>Annual costs</i> <b>16 373 €</b>
<i>Condition</i> <b>Very good condition</b>	<i>Release date</i> <b>Now</b>
<i>Ref.</i> <b>V-06</b>	

Currently converted into a business centre, this office or commercial space, in very good condition, is located in the Park Palace shopping galleries, in the heart of the Principality of Monaco, in the Carré d'Or area, just a few steps away from the most prestigious boutiques. This residence offers a 24-hour concierge service and three parking spaces are also available in the building, at an additional cost. Currently rented for €13.699/month + VAT + service charges, expiring on 30 September 2028 (can be terminated in the event of sale)

The office is spread over a single level, with a total surface area of 185 m<sup>2</sup>. It consists of a set of independent offices, an area with men's and women's toilets, a tea room, storage space, as well as a large open space that can also be used as a meeting room.



