

# OFFICE

## LUXEMBOURG

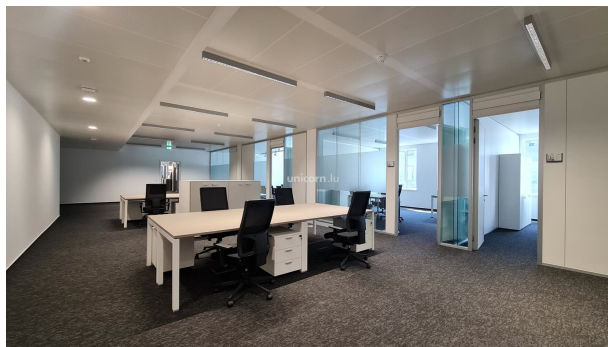
REF. 8338

13 880€

487 m<sup>2</sup> surface (m<sup>2</sup>)

Energetic Index B

Energy index B



Office for rent in Luxembourg - 487m<sup>2</sup>

In the heart of the Gasperich district, at the entrance to the Cloche d'Or, your Unicorn real estate agency is delighted to present superb new offices for rent on the 1st floor of the mixed-use Morgan residence at 270 route d'Esch.

With a surface area of 487m<sup>2</sup>, the offices have never been used and are in perfect condition. The entire surface area is offered fully furnished and wired.

It comprises a furnished open space for 29 people, but can also accommodate +/- 40 people, 2 conference rooms, 3 individual offices and a kitchen area.

Three parking spaces are also available for an additional €750.00.

Immediate availability

Rental conditions :

- Agency commission: 15% of first annual gross rent + applicable VAT
- 3-6-9 lease

For further information or to arrange a viewing, please contact our agency on +352 26 54 17 17.

### FEATURES

Elevator : oui  
Surface (m<sup>2</sup>) : 487 m<sup>2</sup>  
Availability : immédiate  
Furniture : oui  
Separate WC : oui  
Video phone : oui

Reference : 8338  
Year of construction : 2018  
availability date : 2023-04-14  
Underground parking : 3  
Cellar : oui  
Alarm : oui



18, rue du Marché-aux-Herbes  
L-1728 Luxembourg  
Grand Duché du Luxembourg

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www.unicorn.lu

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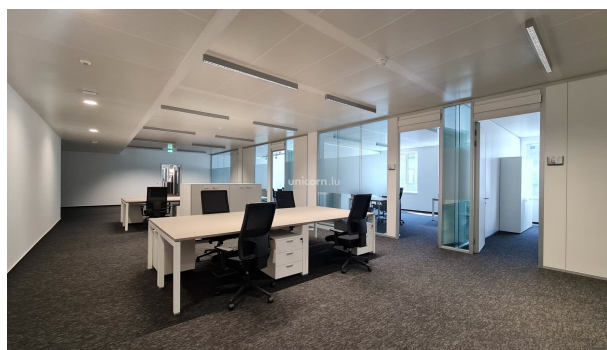
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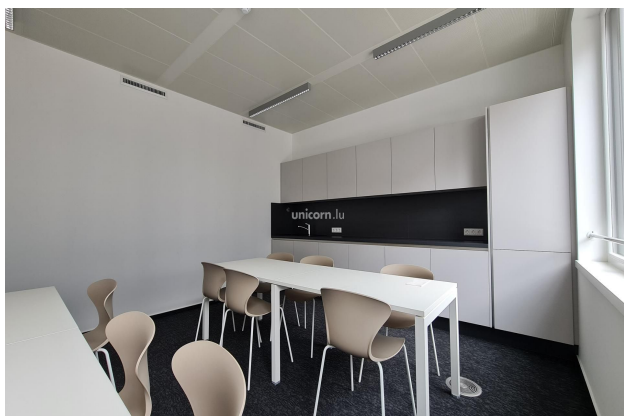
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<https://unicorn.hosting-meta.lu/detail-8338-location-bureau-luxembourg>



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