

# OFFICE

## LUXEMBOURG

REF. 9201

11 514€ monthly charges : 8

303 m² surface (m²)



Office for rent in Luxembourg - 303m²

Unicorn Real Estate is pleased to present a unique office space for rent located at 270 Rue de Neudorf, within the prestigious 'Les Brasseries de Neudorf' development.

### Property Description

Commercial premises - Offices

New high-end building constructed in 2024

Ground floor

Total surface area: 303 m²

Availability: Immediate

### Financial Conditions

Rent: EUR 38/m²/month (excl. VAT)

Monthly rent calculation:

EUR 11 514 excl. VAT (303 m² × EUR 38/m²/month)

Monthly advance on service charges: EUR 838

### Parking

One car parking space and five motorbike parking spaces included

Additional car parking space available at a monthly cost of EUR 350

Additional parking spaces available at the hotel next door for EUR 120/month

### Services Included

Fully furnished office spaces

Kitchenette

Sanitary facilities

### Technical Specifications



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

T. +352 26 54 17 17  
T. +352 26 53 25 36

info@unicorn.lu  
www.unicorn.lu

# OFFICE

## LUXEMBOURG

REF. 9201

11 514€ monthly charges : 8

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



Air conditioning: Reversible ceiling-mounted system (heating and cooling)

Heating system: Central

Layout: Partitioned and furnished

Lighting: Recessed and suspended luminaires

Ceiling: Partial suspended ceiling

IT infrastructure: Structured IT cabling and dedicated IT room

Flooring: Carpet tiles and tiled flooring

Windows: Double glazing

Security: Fire detection system and controlled access

Common areas: Meeting rooms

A public transport bus stop is located in the immediate vicinity of the building, with more than 10 bus lines serving two nearby stops, including bus lines 7, 9, and 25. The property is also approximately a 10-minute walk from the tram.

Rental conditions:

- Agency commission: 15% of the first gross annual rent + applicable VAT.

- 3-6-9 rental agreement

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

## FEATURES

Reference : 9201

Surface (m<sup>2</sup>) : 303 m<sup>2</sup>



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

T. +352 26 54 17 17  
T. +352 26 53 25 36

info@unicorn.lu  
www.unicorn.lu

# OFFICE LUXEMBOURG

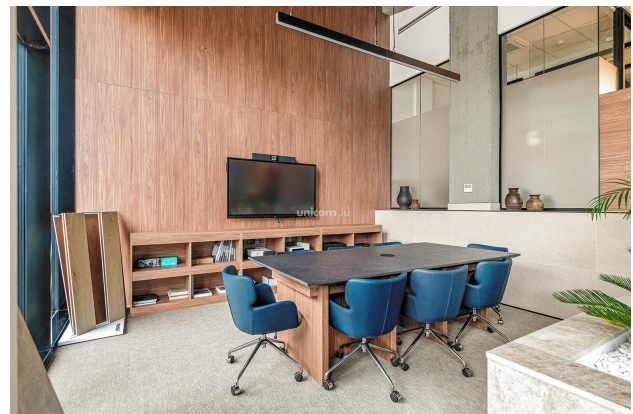
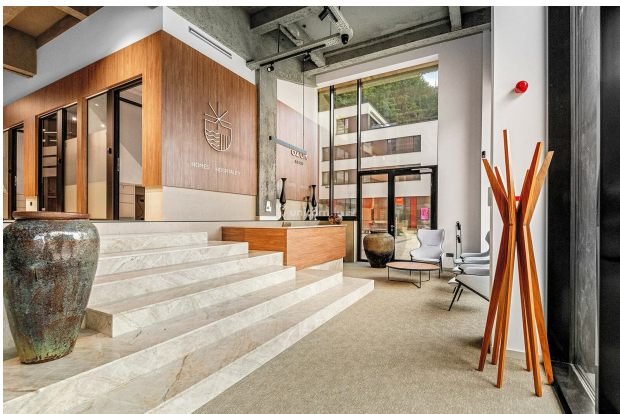
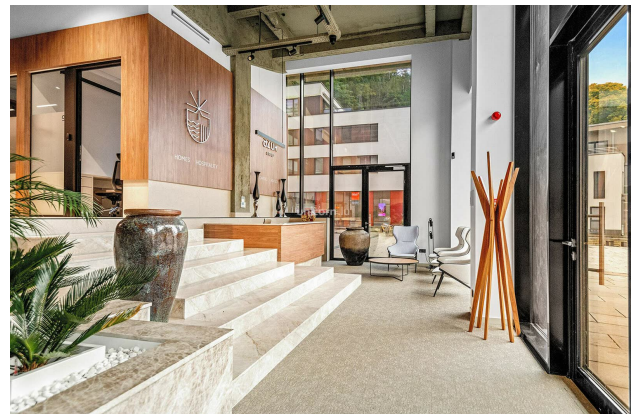
REF. 9201

11 514€ monthly charges : 8

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



## PHOTOS



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

T. +352 26 54 17 17  
T. +352 26 53 25 36

info@unicorn.lu  
www.unicorn.lu

# OFFICE LUXEMBOURG

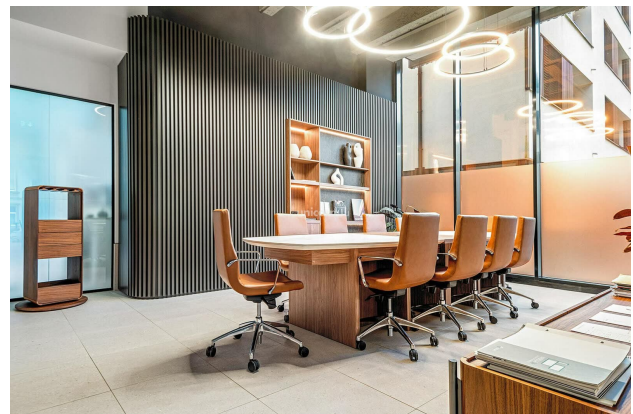
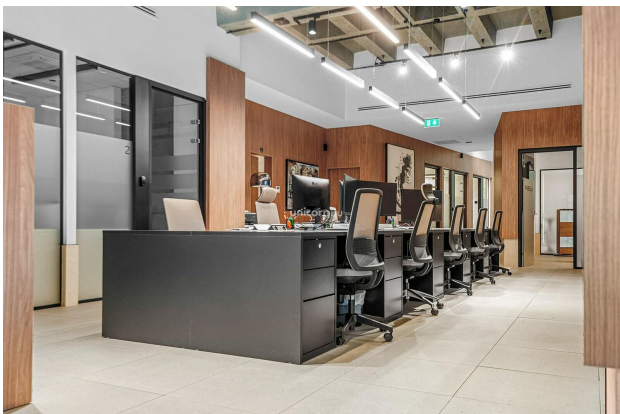
REF. 9201

11 514€ monthly charges : 8

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



## PHOTOS



<https://unicorn.hosting-meta.lu/detail-9201-location-bureau-luxembourg>



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

T. +352 26 54 17 17  
T. +352 26 53 25 36

info@unicorn.lu  
www.unicorn.lu