

# OFFICE

## SENNINGERBERG

REF. 7176

**3 400 €**

Monthly charges : 400€

98m<sup>2</sup> Surface (m<sup>2</sup>)



Your Unicorn estate agency is pleased to offer this ideally located and easily accessible office for rent, between the Kirchberg district and the airport.

Located on the ground floor of a new, small residence, you'll love the light and contemporary charm.

This 98 m2 office space, with its kitchen and copying facilities, will enable you to set up quickly and easily thanks to its on-site computer network and quality furniture.

On the same level, you'll have access to a shared conference room to suit your needs.

In the basement, you'll find separate men's and women's toilets, accessible by staircase or lift.

In addition to the rent, there is a fixed charge of €400 for utilities, including water, heating, electricity, internet and cleaning.

Two outdoor parking spaces are available for a monthly rent of €100 per space. A third space can be rented if required.

Availability: immediate

Rental conditions :

- Lease: 3-6-9
- Deposit: 6 months' rent
- Month's rent payable in advance
- Agency commission 15% of first full year's rent + applicable VAT

<https://www.unicorn.lu/en/detail-7176-location-bureau-senningerberg>



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