

# OFFICE

## BELVAL

REF. 8793

2 080 000 €

286m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index A



In the heart of the Belval district, your Unicorn agency offers office space for sale in a unique and inspiring working environment.

This exceptional workspace, designed by a local architectural firm, offers a professional setting combining modern design, comfort and quality. Sold fully furnished, it's perfect for a company looking for a pleasant, functional working environment.

This office, with its natural light streaming through, is distinguished by its meticulous furnishings and top-of-the-range equipment. Just two minutes from the freeway and a ten-minute walk from the station, it is ideally accessible for your staff and customers.

The space is designed to accommodate up to 26 people, with a flexible layout that allows both partitioned and open-plan offices. The open space, equipped with 12 workstations, offers optimum comfort with designer desks, integrated lamps and ergonomic chairs by Vitra. In addition, six spacious individual offices can accommodate up to 14 workstations. For meetings, an elegant, fully-furnished meeting room can accommodate up to 10 people under optimum conditions.

The features and equipment of this office are designed to provide an optimal working environment. Natural oak parquet and concrete tiles add a modern touch, while fiber optics and Ethernet cabling (Cat 7) ensure fast, reliable connectivity. The reversible hot/cold ceiling ensures year-round thermal comfort. A kitchen area is also provided for your breaks and lunches, complemented by men's and women's WCs and a private WC with shower for added convenience.

For added security, the space is equipped with an alarm, smoke detectors and an armored door with a three-point locking system.

In addition to the offices, this space features a professional photo and video studio, fully equipped for shooting. It features overhead lighting, a make-up area and a changing room. This studio can easily be reconfigured for other uses, offering great flexibility.



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As for parking, two indoor parking spaces are available at extra cost, and a bike room provides easy, secure access for those who prefer to use this mode of transport.

This Belval office is an ideal workplace for a company looking to combine modernity, comfort and functionality. It is designed to meet your business needs, while providing a pleasant environment for your teams and customers.

For more information, please contact us on +352 26 54 17 17.

<https://www.unicorn.lu/en/detail-8793-vente-bureau-belval>



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