

# OFFICE CAPELLEN

REF. 8853

**6 652 €**

Monthly charges : 1 145€

255m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index D



In the heart of Capellen's business district, your Unicorn real estate agency is delighted to present you with superb office space for rent on the 3rd floor of the Westside Village residence at 89 E, Rue Pafebruch.

With a surface area of 255 m<sup>2</sup>, the offices are available at short notice in perfect condition. The entire space is offered fully furnished and wired.

It comprises a furnished open space for 16 people, 1 conference room, 3 individual offices and a kitchen area.

Possibility of renting 10 parking spaces at a price of €141.86 excluding VAT and applicable taxes.

Availability (to be agreed)

Rental conditions :

- 6-month bank guarantee required
- Agency commission: 15% of first annual gross rent + applicable VAT
- Lease 3-6-9

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

<https://www.unicorn.lu/en/detail-8853-location-bureau-capellen>



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