OFFICE

LUXEMBOURG

REF. 9201

11 514 €

Monthly charges : 838€

303m² Surface (m²)



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
- 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

unicorn

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Grand Duché du Luxembourg

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• 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.

https://www.unicorn.lu/en/detail-9201-location-bureau-luxembourg

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