

# OFFICE

## LUXEMBOURG-CENTRE

REF. 8335

2 150 €

Monthly charges : 180€

63m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index F



Perfectly located avenue de la Porte Neuve in Luxembourg-City, your Unicorn real estate agency offers you an office for rent, available on 01/10/2023.

With a surface area of 63m<sup>2</sup>, this space is ideal for a liberal profession and opens onto an entrance hall leading to the various rooms.

It comprises two separate offices and a large room that can be used as an open space with a balcony. There's plenty of storage space, including cupboards and a closet. Two separate toilets accompany the offices. A balcony

An 8m<sup>2</sup> cellar is also available.  
No parking available.

Rental conditions :

- Lease : 3/6/9
- Deposit : 6 months
- Agency fee: 15% excl. VAT of first annual gross rent + VAT

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

<https://www.unicorn.lu/en/detail-8335-location-bureau-luxembourg-centre>



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