

# OFFICE SENNINGERBERG

REF. 8336

**3 000 €**

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 m<sup>2</sup> 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-8336-location-bureau-senningerberg>



18, rue du Marché-aux-Herbes  
L-1728 Luxembourg  
Grand Duché du Luxembourg

T. +352 26 54 17 17  
T. +352 26 53 25 36

info@unicorn.lu  
www.unicorn.lu