

# OFFICE LUXEMBOURG

REF. 8453

13 500 €

Monthly charges : 150€

500m<sup>2</sup> Surface (m<sup>2</sup>)



Office space for rent in Luxembourg-City – Approx. 500m<sup>2</sup>.  
Your Unicorn real estate agency is pleased to offer for rent this exceptional office nestled in a prestigious building in the heart of the city's historic center.

The Breedewee House (Former Justice of the Peace).  
is a pure marvel of the 17th century.

Spanning 4 floors, this professional space of around 500m<sup>2</sup> is extremely well laid out.  
On the first floor, a reception area welcomes your customers. On the same level, you'll have access to a shared meeting room to suit your needs.  
Separate men's and women's toilets.

On the first and second floors, other offices with molded ceilings, parquet floors, period fireplaces, spiral staircases and skylights will captivate you. The view over the bucolic Grund district is superb.

The icing on the cake: on the top floor, a beautiful apartment with a vast master suite, bathroom, fully-equipped kitchen and living room with mezzanine. The view is breathtaking over the Corniche, Europe's balcony.

A 2-storey basement, with large, pretty rooms and a spectacular fresco on the walls, also features a kitchen.

In addition to the rent, there's a fixed charge of €150 for utilities, including water, heating, electricity and internet.

Two indoor parking spaces are included in the price.

Availability: immediate

Rental conditions :

- Lease : 3-6-9
- Deposit: 6 months' rent
- Month's rent payable in advance



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- Agency commission 1 month's annual rent + applicable VAT

<https://www.unicorn.lu/en/detail-8453-location-bureau-luxembourg>



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