

# OFFICE LUXEMBOURG

REF. 8642

**36 000 €**

Monthly charges : 6 500€

795m<sup>2</sup> Area

Energetic Index E



Your Unicorn real estate agency is pleased to offer this exceptional office with adjoining garden for rent.

Located in the elegant Limperstberg district, this unique location combines prestige and history. The office is close to several embassies, on the emblematic boulevard Emmanuel Servais.

On the ground floor, a magnificent reception area welcomes your customers. On the same level, you'll have access to two beautiful meeting rooms, a conference room with decorative fireplace, and a charming boudoir.

Two separate toilets are also available.

On the second floor you'll find spacious executive offices, and on the second floor you'll find two perfectly adapted workstations for up to 25 people.

The third floor features four offices and a meeting room.

This bourgeois mansion is a singular place with palpable charm, ideal for those seeking an exceptional working environment, combining timeless elegance with a genuine space for inspiration.

Five spaces are available at the rear of the building.

In addition to the rent, there is a fixed charge of €6500, including water, heating and electricity.

Rental conditions :

- Deposit: 6 months' rent
- Agency commission 15% of first annual rent
- + applicable VAT to be paid by future tenant.

<https://www.loft0692.loft.lu/en/detail-8642-location-bureau-luxembourg>

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