

280 000 €

Contact agency

ADN Immo Conseil

Domaine de Pont Royal

13370 Mallemort

04 42 47 12 41 / info@adnimmoconseil.com

Professional local

Surface : 92 m<sup>2</sup>

Exposition : Sud ouest

Couverture : tiling

Features :

Independent building, AIR CONDITIONING,  
disabled access



### Local 455 Mallemort

We offer you in co-exclusivity a commercial premises of 92 m<sup>2</sup> in perfect condition from 2009, 4 rooms and on one level, on approximately 400 m<sup>2</sup> of land. Very well located in the artisanal area of MALLEMORT, this premises can accommodate all trades: medical, paramedical, management, IT, sales, etc. The current configuration (modifiable without any problem) was carried out by a professional designer, presents: 3 independent offices (from 7.2 to almost 15 m<sup>2</sup>) which leaves the possibility of renting the whole, using part of it for an activity and renting the or the other(s). The well-optimized common areas are: a waiting room, a technical room, a spacious reception area, a toilet cubicle meeting PMR standards, a radio room, a rest room and a kitchen or sterilization area (knowing that at least 2 of these last 3 parts can be transformed into 1 fourth cabinet). The very comfortable car park has 12 parking spaces for both staff and customers. The building, built on a crawl space, is equipped with a heat pump with heated and cooling floors as well as 2 air conditioning units installed in the 2 largest cabinets. Access to the building meets PMR standards with an access ramp from the car park, but also the entire building complies with all standards. This premises is currently rented, but will be free on December 31, 2024: you will be able to either take possession of it for your activity or benefit from an attractive profitability of approximately 7.3% gross (based on the current layout, to be recalculated with the creation of a 4th cabinet).

Document non contractuel

17/07/2024 - Prix T.T.C

