

1 100 €

Contact agency

PEPS'IMMO

4456 d568

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Professional office

Surface : 95 m<sup>2</sup>

Couverture : tiling

Features :

Independent building, AIR CONDITIONING



### Office 284 Gignac-la-Nerthe

Discover these new and modern offices, designed to accommodate your professional activity in a functional and pleasant setting. Located in a quiet environment, these premises are perfectly suited for administrative, professional, or commercial activities requiring discretion and comfort. Main features: Surface area: approximately 95 m<sup>2</sup>, spread over two levels (duplex) with 3 large rooms and a separate WC. Layout: bright spaces, ready to be configured according to your needs. Upstairs, 2 large offices with the possibility of having water points in each room. Accessibility: independent and practical entrance for exclusive use (not subject to PMR standards) Exterior: large individual terrace to enjoy an outdoor space Parking: 4 secure parking spaces included, for you and your team. Equipment: new premises, offering an excellent level of services, in compliance with current standards (Air conditioning, RJ45, water heater). Ideally located close to major roads and amenities, these offices offer an optimal working environment for your business. Rental conditions: Rent: €1,000 excluding VAT/month (i.e. €1,200 including VAT) Availability: Immediate Security deposit: €3,000 Provisions for charges: €100/month Fees payable by the Lessee: €1,320 excluding VAT (i.e. €1,584 including VAT) Choose a new and secure space to develop your business with peace of mind! Contact us today to arrange a viewing. For more details on the potential risks associated with this property, we invite you to consult the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) This real estate advertisement was written under the editorial responsibility of Ms. Catherine MEYNARD, real estate agent (without holding any funds), as manager of SARL PEPS'IMMO. This property is not co-owned.

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05/04/2025 - Prix T.T.C

