

*supereal.*



# **Lux.-Gasperich**

**office**

**27 m<sup>2</sup>**

**3.920 €**

*For rent by Supereal. New office ideally located in Gasperich!*

*This office space can comfortably accommodate up to 7 workstations and is equipped with air conditioning, while the building's inviting common areas provide the perfect setting to unwind or connect with colleagues.*

*Situated in the heart of a dynamic business complex, the space includes shared amenities such as a private phone booth, shower facilities, and a fully equipped kitchen. A terrace offers a pleasant outdoor retreat, and a meeting room available for reservation. The building also houses a café/restaurant and a yoga studio, enhancing both convenience and well-being.*

*The rent includes a weekly cleaning service, high-speed internet, electricity, standard water and heating consumption and insurance.*

*A parking space is available for an additional 200 euros per month + VAT.*

*Located at 240 Route d'Esch, this office benefits from a prime location between two major activity hubs: the city center and the new Cloche d'Or district. The latter offers all necessary amenities, such as the new Gasperich Park, the country's largest shopping center, bars and restaurants, daycare centers, and schools. It also hosts many leading economic players.*

*The office can be rented for a minimum period of 3 months.*

*Available immediately.*

*Please note that the displayed rent does not include 17% VAT.*

*If you need any further information or an estimate of your property, don't hesitate to contact our great team! Supereal. smart real estate services.*

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**À louer par Supereal. Joli bureau neuf idéalement situé à Gasperich !**

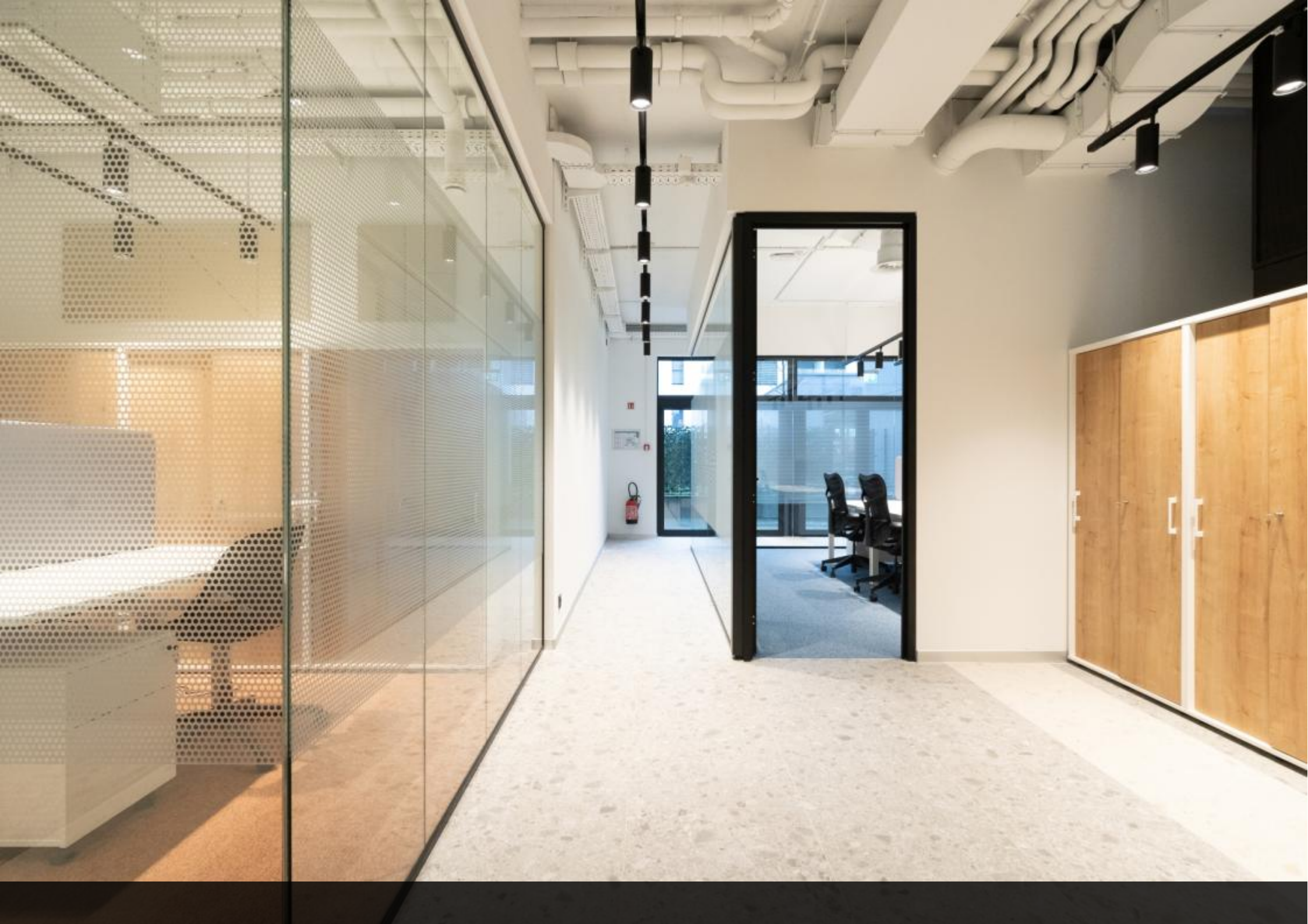
*Cet espace de bureau peut confortablement accueillir jusqu'à 7 postes de travail et est équipé de la climatisation. Les espaces communs accueillants du bâtiment offrent un cadre idéal pour se détendre ou échanger avec des collègues.*

*Situé au coeur d'un ensemble de bureaux qui proposent différentes surfaces et qui offre des équipements communs comme une cabine permettant des appels en toute discrétion, une salle de douche et une cuisine équipée ! Une terrasse est également mise à disposition et une salle de réunion peut être*









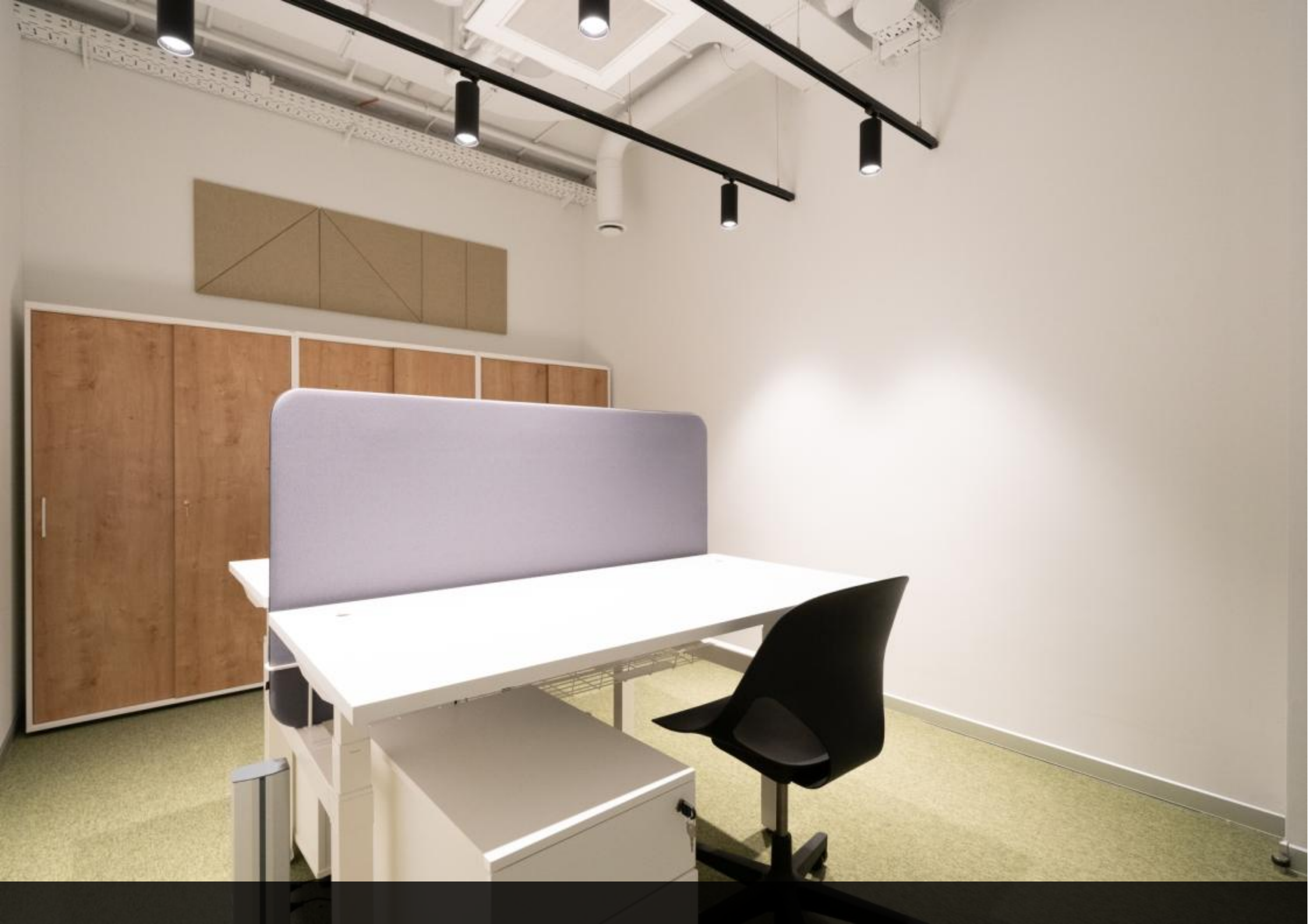


NOTICE  
This area is under  
video surveillance









**supereal.**

*smart real estate services*

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