



## COMMERCIAL SPACE IN AN INDUSTRIAL ZONE 2 MINUTES FROM THE FREEWAY

Route du Petit-Moncor 19 | 1752 Villars-sur-Glâne | Ref. : Bureaux

**Starting at CHF 180.-/m<sup>2</sup> / month + ch.**

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### DESCRIPTION

Commercial/administrative space ideally located right next to the freeway in Villars-sur-Glâne. This strategic location offers optimal accessibility.

The office distribution is as follows:

On the first floor (70 m<sup>2</sup>)

- A separate reception office of approx. 13 m<sup>2</sup>
- A sales area (showroom) of approx. 50 m<sup>2</sup>
- Towards the staircase an area of 7 m<sup>2</sup>

Au 1<sup>er</sup> étage (arrondie à 110 m<sup>2</sup>)

- Un bureau fermé d'environ 13 m<sup>2</sup>
- Un bureau ouvert espace d'environ 54 m<sup>2</sup>
- An archive room of approx. 35 m<sup>2</sup>
- Towards the staircase a space of 7 m<sup>2</sup>

Men's and women's toilets with washbasin to be shared with the other tenants. The space is for rent as is.

To complete this property, 4 additional parking spaces are available in front of the building.

For further information, the entire Gérance C team is at your disposal.

### CHARACTERISTICS

Reference : **Bureaux**

Type : **Office space**

Location floor : **Ground floor**

Number of bathrooms : **1**

Total surface : **180 m<sup>2</sup>**

Price/m<sup>2</sup> : **Starting at CHF 180.-/m<sup>2</sup> (/ month)**

Availability : **To be discussed**

**CONTACT FOR VISITING**

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**PICTURE(S)**













