



DESCRIPTION

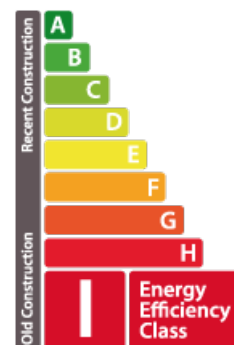
Retail or office business center located Luxembourg-Gare along the Avenue de la Liberté in the immediate vicinity of the Place des Martyrs "Rousegärtchen". Total surface area of +/-700m² spread over 7 levels with elevator. Ideal for a banking institution or medical center. Subletting possible if the entire building is not required. Composition: -Ground floor: Commercial area currently divided into 4 offices, reception and kitchenette. -1 floor: Hall with direct access to terrace, 4 offices, kitchenette, WC. -2 floor: Hall, 5 offices, kitchenette, WC. -3 floor: Hall, 4 offices, kitchenette, WC. -4th floor: Hall, 4 offices, kitchenette, WC. -5 floor: Hall, 3 offices, kitchenette, attic. -Basement: safe room, equipment room, fire extinguisher room, cellar, WC. Two individual cellars with two different entrances. Possibility of renting several parking spaces. For further information or to arrange an appointment for a viewing, please do not hesitate to contact us on n° 27 62 29 42 or by e-mail at imm...

CHARACTERISTICS

Number of pieces : 30
Nb. chamber (s) : 1
Area : 700m²
Nb. of bathrooms : -
Equipped kitchen : Non

ENERGY PASS

Energy class



Thermal insulation class



CO2 emissions Class



✓ **Lux Immo Concept**

📍 **143B route de Luxembourg L-4973**
☎ **(+352) 27 62 29 42**
✉ **immo@luximmoconcept.lu**
🌐 **<https://www.luximmoconcept.lu/en/detail-108210>**