



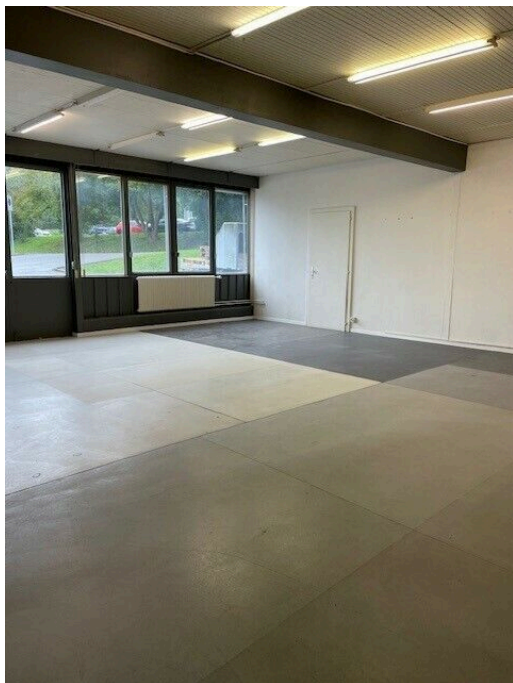
## **COMMERCIAL SPACE IN AN INDUSTRIAL ZONE 2 MINUTES FROM THE FREEWAY**

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

**Starting at CHF 180.-/m<sup>2</sup> / year, incl. ch.**

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

CH-1752 Villars-sur-Glâne | Route du Petit-Moncor 19 | **Starting at CHF 180.-/m<sup>2</sup> / year, incl. ch.**



### DESCRIPTION

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

The office layout 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 around 35 m<sup>2</sup>
- Towards the staircase a space of 7 m<sup>2</sup>

Utilities are included, except electricity.

Men's and women's toilets with sink to be shared with other tenants. The surface is for rent as is.

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

### 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> (/ year)**

Availability : **To be discussed**

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

**CONTACT FOR VISITING**

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## PICTURE(S)

