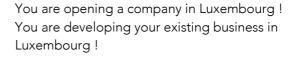


## TO RENT 9-11 ROUTE DES 3 CANTONS, L-8399 WINDHOF OFFICE SPACE





Opportunity not to be missed! Office spaces of various surfaces and in perfect condition in the Olympia and Alto buildings:

Surfaces ranging from 10,50 to 27 m2, with or without windows, rented empty or furnished,

With or without parking spaces, possibility to rent the last remaining storage unit.



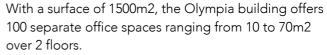
WIFI, communal spaces, client waiting rooms, kitchen and communal dining area, M/F W.C., air conditioning, technical underfloors, floor sockets, controlled building access, shared alarm system.



Possibility to rent meeting rooms, parking spaces, storage units, parcel collection, all at an additional fee.

## The small perks:

Bike lending service, showers, rest room, outdoor picnic tables.



While remaining on one site and in an atmosphere close to that of a family one, you can make your company evolve, find new partners and clients as well as ensuring a perduring business.

Olympia, 9 route des 3 cantons, L-8399 Windhof.



- 15mns from Luxembourg-Ville
- 10mns from Arlon in Belgium
- 40mns from Thionville in France
- 20mns from Esch-sur-Alzette, Luxembourg

## Coming by bus:

- Line 222 between Steinfort and Kirchberg
- Line 248 between Eischen and Luxembourg
- Line 250 between Redange and Luxembourg







## TO RENT 9-11 ROUTE DES 3 CANTONS, L-8399 WINDHOF OFFICE SPACE



Costs of additional equipments and services:

Furnished office 20€/mth exc. VAT

Charges : 4,5€/m2/mth in the Olympia Building

3,5€/m2/mth in the Alto Building Outdoor car spaces : 75€/mth exc. VAT

Paved outdoor car spaces : 85€/mth exc. VAT
Charges for storage units : 2,00€/m2/mth
Storage unit : 14€/m2/ mth exc. VAT
Small meeting room : 15€/hour
Large meeting room : 22€/hour

Delivery service :40€/intervention Mail service : 10€/envoi + affr. Parcel service : 7,70 – 12,80€/colis

Warranty: 3 month of rent

Agency fees: 1 month of rent + VAT payable by the

tenant



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Autorisation d'établissement : 10035791/4/5

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