

**Price on request**

**Contact agency**

**Nagep Immobilier Transactions**

26 place Saint James

03450 Ebreuil

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**Professional local**

**Surface : 248 m²**

**Exposition : Nord**

**Features :**

Climatisation : Radiateur thermoventilés,

Etat Général : &#39;Tres bon etat&#39;



### Local 913-NG47 Montmarault

Just 3 km from exit 11 of the A71 highway, 30 minutes from Clermont-Ferrand and Montluçon, 45 minutes from Vichy, 1 hour 15 minutes from Bourges, a 253m² space featuring 3 large offices, 3 smaller offices, a reception area with 2 workstations, a waiting room, a meeting room, a break room opening onto a south-facing terrace, 2 restrooms, disabled access, IT room with patch panel, reversible air conditioning with fan heaters for heating and cooling. Parking with wooded grounds. This office complex is ready to use, allowing you to settle in quickly and without hassle. The layout and existing equipment make it easy to organize your professional activities in an optimal setting. For more information or to schedule a visit, don't hesitate to contact us at 06.60.68.98.98. Benefit from a strategic location in Montmarault, combining accessibility with a pleasant working environment. Contact us now for more details and to arrange a visit! Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

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