

3 665 €

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Professional commercial

Surface : 200 m²

Couverture : roof terrace

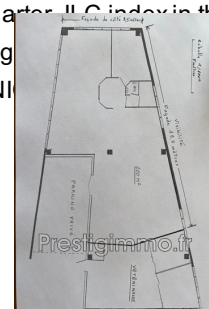


Commercial 1486 Vallauris

Local located Chemin de Sait Bernard 06220 VALLAURIS . Area: 200 M2 - All businesses, liberal professions, medical offices, banks, insurance, etc... — Ideally located, at the start of the Chemin de Saint Bernard. 2 minutes from the motorway. - Pretty one-story building with large facade facing the road. - Very high unique and exceptional visibility in front of an enormous daily passage. - 20 meters in front + 8.5 meters in return. Signs possible on both facades. - Location on the 1st floor with vehicle, van and small truck access. - Windows and armored glass doors type SP10 at the entrance to the premises. By benefiting from an economic advantage with insurance companies. - Heated floor over the entire surface of the premises. THEREFORE, THERE IS A TOTAL PROHIBITION ON DRILLING THE GROUND. - Chilled water air conditioning by cassette recessed in the ceiling. Heat pump central located on the roof. - 10 cm thick false ceiling tiles of rock wool for better insulation + 5 mm thick washable Forex tiles classified M1 placed under the rock wool slabs. Color White RAL 9001. - Ceiling height: Show room 3.2 M; the rest 2.8 million. - Exterior wall insulated with BA13 covered with 10 cm of Rock wool for better insulation. Tiled floor. - 4 parking spaces in front of the entrance which can also be used as an unloading space. Rent: €3,500 excluding tax / month - excluding charges. Charges: 1980 € / year TF: €2,300 / year Payment by automatic

Document non contractuel

02/05/2024



quarterly transfer in advance on the 1st day of each quarter. II C index in the 3rd
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Manager