

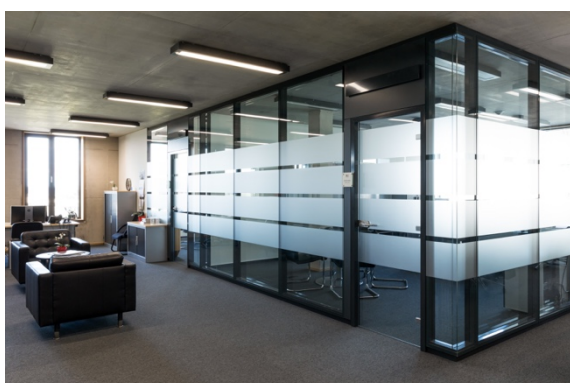


## TO RENT

Triologie Building, Zone Am Bann,  
5-7 rue Léon Laval, L-3373 - Leudelange

OFFICE SPACE

868 m2 – Price : 20 832 euros – Available : now



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Monde Avenir has the pleasure to present to you the last and beautiful surface – 835m2 – available in the new Triologie Building, at 5-7 rue Léon Laval in the fast growing business area « Am Bann ».

This surface is located on the 2<sup>nd</sup> floor and enjoys beautiful views on its 4 sides.

It is delivered unfinished but the architects and the technical teams who participated to the project are on hand to help you finalise your own layout and technical installations.

**The building:**

The Triologie Building combine with harmony office suites, retail units and commercial units.

The building boosts technological performances beyond the expected: geothermal heating, active slab for heat control, free cooling and outside solar protections.

Ceiling heights rank from 3.2 to 3.6m. There is triple glazing and some glazed panels do open.

Surfaces are delivered unfinished but do include connections for heat convectors, toilets and a sprinkling system.

It is possible to rent commercial units at the back of the building as well as parking spaces outside and underneath.

The Triologie Building is conveniently located closed to the entrance of the Am Bann business area in Leudelange.

**Mobility**

The Am Bann business area is located right at the exit 1 of the A4 motorway, closed to the exchanges for France and Germany. It only takes a few minutes to reach the Croix de Cessange and the city centre.

Bus lines as well as navettes from the train station stop in the area.

**Terms and conditions**

Disponibility : immediate

Rent : 23 euros / m2 / mth (\*)

Advances / charges : 3,5 euros / m2 / mth

Outside car park : 100 euros / mth

Indoor car park : 150 euros H.T. / mth

Rental warranty : 6 mth of rent + charges + VAT

(\*) All prices before v.a.t.