

TO RENT  
9-11 ROUTE DES 3 CANTONS, L-8399 WINDHOF  
OFFICE – with window  
18.3 m<sup>2</sup> – Price : 576.45 euros – Available : 15/05/2020



You are opening a company in Luxembourg !  
You are developing your existing business in Luxembourg !

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 m<sup>2</sup>, with or without windows, rented empty or furnished,  
With or without parking spaces, possibility to rent the last remaining storage unit.

Equipments included in the rental agreement:

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.

Additional equipments and services :

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.



With a surface of 1500m<sup>2</sup>, the Olympia building offers 100 separate office spaces ranging from 10 to 70m<sup>2</sup> over 2 floors.

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.

Coming by car :

- 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



Costs of additional equipments and services :

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Furnished office 20€/mth exc. VAT  
Charges : 4,5€/m2/mth  
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

