

**COMMERCIAL SPACE / OFFICE**  
**14 Square Général Patton**

Rare opportunity to :

- Settle down in the heart of an animated village, on the main square, beside the communal building, and along the main road, which is highly frequented by the cross border commuters,
- Get involved in the renovation which is only starting and which enables you to create a custom space.



The commercial space / office is located on the ground floor with a front window which runs the width of the premises, i.e. 4,7m; an access for people with reduced mobility is planned for.

The space is 17m long and is lit up at the back by 3 windows looking out onto a private garden with no vis-à-vis.

A w.c. and a kitchenette will be installed.

The commercial space / office is located on the Square Général Patton in front of the communal building. Parking spaces, owned by the owner and located right in front of the building, can be rented if wished.

The square is situated along the road which cuts through the village connects Arlon to Luxembourg-Ville. It is highly frequented on a daily basis by Belgian cross-border commuters.



Steinfort Village counts close to 2500 residents, it is the 1<sup>st</sup> village you encounter as you come from Belgium (the border is at the west end of the village). From there you will reach the centre of the capital city via the motorway in just 20 minutes.

This space is ideal for the following commercial and professional activities:

- Accounting practices,
- Medical professions,
- Wellness specialists,
- Marketing agencies,
- Architectural practices,
- Insurances,
- Brokerage activities,
- Professional associations,
- Providers of I.T. services,

Amongst many others!

**Come and visit, see for yourself the many possible layouts which you could plan for you and your enterprise!**

Rental conditions:

Monthly rent: 2500 euros, not subject to v.a.t.

Monthly charges: to be confirmed

Outdoors parking space – monthly rent: 100 euros, not subject to v.a.t.

Contractual duration: 1 year renewable or a 3, 6, 9 lease, as wished for.

Warranty or deposit: 3 months if 1 year contract, 6 months if 3,6,9 lease,

Agency fees payable by tenant.

Contact person:

Claire Aumont

GSM : +352 621 355 207

Email : [contact@mondeavenir.lu](mailto:contact@mondeavenir.lu)