

TO RENT
 9-11 ROUTE DES 3 CANTONS, L-8399 WINDHOF
 OFFICE – with window
 93.3 m2 – Price : 2405.20 euros – Available : now



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 m2, 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 1500m2, the Olympia building offers 100 separate office spaces ranging from 10 to 70m2 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



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Costs of additional equipments and services :

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

