

# AGENCE COULANGE

DEPUIS 1974

680 000 €

Occupational office

Surface : 153 m<sup>2</sup>

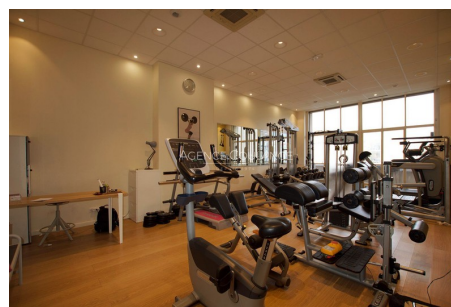
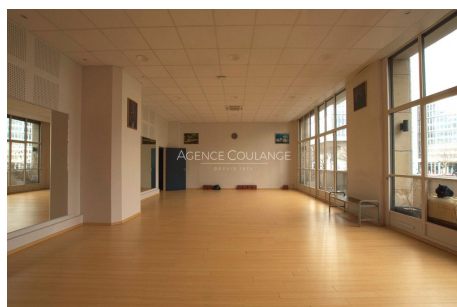
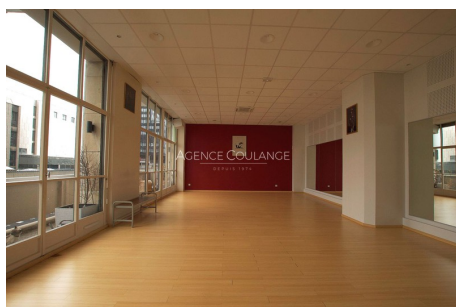
Exposition : Nord



## Office 57 Lyon

LYON 3 – Part Dieu sector in a mixed building, an office complex with an area of 153m<sup>2</sup> (Carrez). Ideal location, close to the Part Dieu train station and conveniences (transport, shopping center, restaurants and shops). The types of possible activities are relatively broad (commercial and professional use, liberal, etc.). The property meets PMR standards and has recently undergone renovations (excluding frames). Currently, it consists of a reception/entrance area of 11m<sup>2</sup>, a first room of 48m<sup>2</sup> and a second of 66m<sup>2</sup>. In addition to this, you will have two locker rooms fully equipped with networks (water, electricity and drainage), two separate toilets and emergency exits. Please note that the changing room part can easily be knocked down for the sake of additional work surface. The building has an elevator, access controls, bicycle parking and an interior courtyard. Access to the building is possible from two places. Parking for rent..

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**TRANSACTION - LOCATION – GESTION**

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SAS L'IMMOBILIER A LA CIOTAT : Au capital de 105.250,80 € Siret 417 660 180 23 R.C.S. Marseille B 417 660 180