



ADN Immo Conseil

☐ T. 04 90 50 72 55 ☐ WWW.ADNIMMOCONSEIL.COM



280 000 €

Professionnel locaux

Surface : 92 m²

Exposition : Sud ouest

Couverture : tiles

Features :

Immeuble indépendant, Climatisation,

Accès handicapé



Locaux 455 Mallemort

We offer you in co-exclusivity a commercial premises of 92 m² in perfect condition from 2009, 4 rooms and on one level, on approximately 400 m² of land. Very well located in the artisanal area of MALLEMORT, this premises can accommodate all trades: medical, paramedical, management, IT, sales, etc. The current configuration (modifiable without any problem) was carried out by a professional designer, presents: 3 independent offices (from 7.2 to almost 15 m²) which leaves the possibility of renting the whole, using part of it for an activity and renting the or the other(s). The well-optimized common areas are: a waiting room, a technical room, a spacious reception area, a toilet cubicle meeting PMR standards, a radio room, a rest room and a kitchen or sterilization area (knowing that at least 2 of these last 3 parts can be transformed into 1 fourth cabinet). The very comfortable car park has 12 parking spaces for both staff and customers. The building, built on a crawl space, is equipped with a heat pump with heated and cooling floors as well as 2 air conditioning units installed in the 2 largest cabinets. Access to the building meets PMR standards with an access ramp from the car park, but also the entire building complies with all standards. This premises is currently rented, but

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