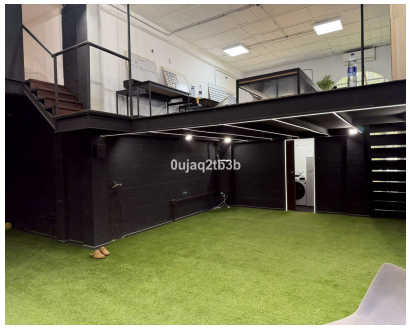
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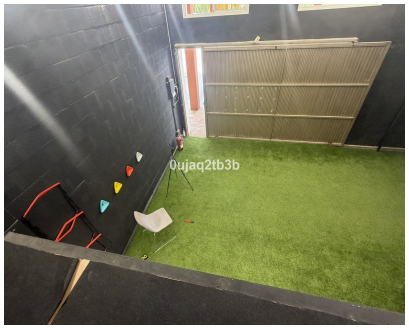
Long Term Rental - Commercial - Bel Air

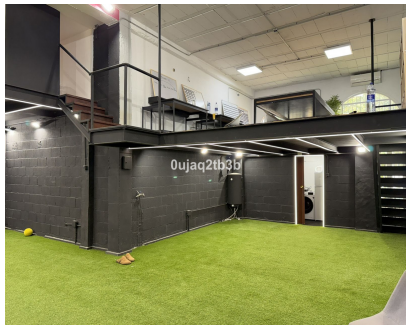
1.100€ / Month

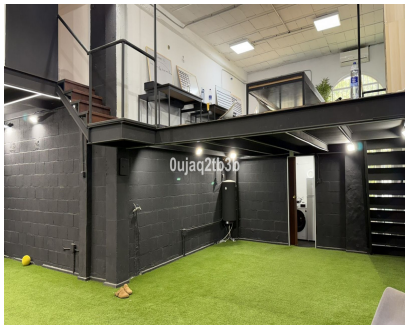
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Ref.-ID: MIBGR5534935

Bel Air

Commercial

3

1

135 m2

Are you looking for a unique space that combines a professional image, comfort, and versatility for your business or creative projects? This two-story commercial property, with a total surface area of approximately 150 m², is perfectly suited for growing companies, production studios, or projects in need of a secure and functional operations hub. Layout and Main Features: *Ground Floor (Operational Area / Warehouse / Studio): Around 100 m² of open-plan space featuring a large entrance gate and easy access, ideal for light logistics, assembly, archiving, a workshop, or as an open area for productions and exclusive private events. *Upper Floor (Office / Creative Area): Around 30 m², plus an additional 12 m² storage area. Bright and well-lit, it is designed for an executive office, meeting room, or collaborative workspaces. * Full Amenities: Includes a full bathroom, a practical kitchenette, and an additional storage loft. Location and Exclusive Advantages: Situated in a gated community with physical security, this property guarantees the peace of mind and control your activity requires. Furthermore, convenience is maximized from day one thanks to an **assigned parking space right at the door**, as well as excellent accessibility and easy parking in the surrounding area. Important Note: This space is for strictly commercial/professional use (not suitable for residential living) and is subject to the community’s capacity and access regulations, ensuring a quiet, safe, and professional environment.

Setting
- ✔ Suburban
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Urbanisation

Orientation
- ✔ East Facing
- ✔ West Facing

Condition
- ✔ Good Condition

Climate Control
- ✔ Air Conditioning

Views
- ✔ Garden Views
- ✔ Courtyard Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Wood Flooring

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Partially Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Parking
- ✔ Covered Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water