



Your offices in an ideal environment!

Very attractive rental terms



Compagnie **Foncière du Léman**

Location

- ▶ The building is located in the industrial area of « au Glapin » in Saint-Prex, half way between Etoy and Morges.
- ▶ Easy and fast access from the motorway exit.
- ▶ The offices are not far from the town centre, motorway exit, lake, restaurants, public transport and the industrial area.



Descriptive

The building was totally renovated in 2006.

Excellent location and a calm environment.

Air-conditioned and fitted carpet spaces, security installations, cable for computers and lighting.

The actual as it is can be kept and used as it is.

False-sealing and elevator.

Parking lots.

Surface

- ▶ Total office surface : 2000 sq.m
(three floors + under ground)

Rental

- ▶ Rental
(without cost) from CHF 200.- /sq.m/year
- ▶ Cost/Charge CHF 40.- /sq.m/year
- ▶ Parking lot CHF 1200.- /year
- ▶ Deposit CHF 100.- /sq.m/year
- ▶ Lease 5 years minimum

The Lie of the floors

- ▶ Basement : heating shelter, TT premise, cellar, WC and showers
- ▶ Ground floor: reception and offices
- ▶ First floor: offices and café
- ▶ Second floor: offices and café



A calm environment and a beautiful view of the surrounding countryside



Parking lots
available



The reception is
light and spacious



Fully fitting-out surfaces with false
sealing and air-conditioning





Open space surfaces
and spaces with part walls





www.businesscenter-stprex.ch



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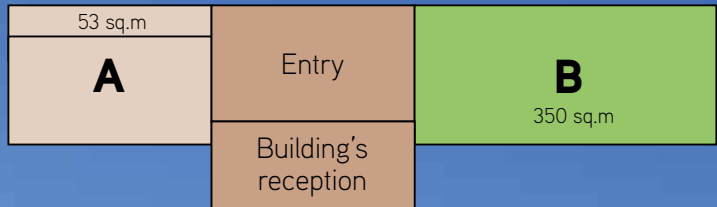
For any additional information or a visit of offices:
Compagnie Foncière du Léman SA
10, route de l'Aéroport – CP 209 – 1215 Genève 15
Tél: +41(0)22 723 29 22 – Fax: +41(0)22 788 08 04
info@fonciere.ch – www.fonciere.ch



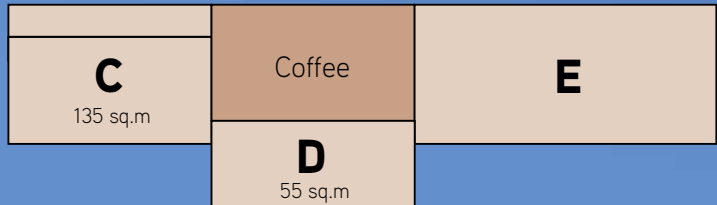
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350 sq.m Still to let

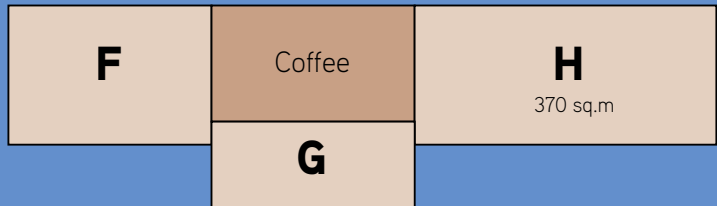
Ground floor



First floor



Second floor



 Hired  To let  Common space

The raw floor surfaces are mentioned are indicative.


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