



Looking for an office or commercial space for rent?

Are you looking for one or more offices for your professional activities? Or a larger commercial space as a healthcare professional, psychologist, nutritionist, lawyer, fiduciary or craftsman?

Offices and space for every need

In the middle of the green, the offices are strategically located at the heart of the new Howald City, due to open in 2026, which will offer a new mixed urban concept in line with the urban development of the Cloche d'Or financial district.

In this document, you'll find a range of office and commercial spaces, which can, of course, be adapted to suit your business and the specific requirements of your profession. Flexibility is our watchword. Need or want to add your own personal touch? With the owners' permission it could be possible. Unfortunately all our modern, furnished offices in the Annexe are rented. In the main building there are offices from 18 to 49 m² for €23/m². A total of 180 m² of storage space is also available, rented in individual or grouped lots.

Our expertise

We can support you throughout the process with discretion, clarity and efficiency. Our diligence, our attention to detail and our desire to act in the best interests of our customers are key factors in moving your project forward together.

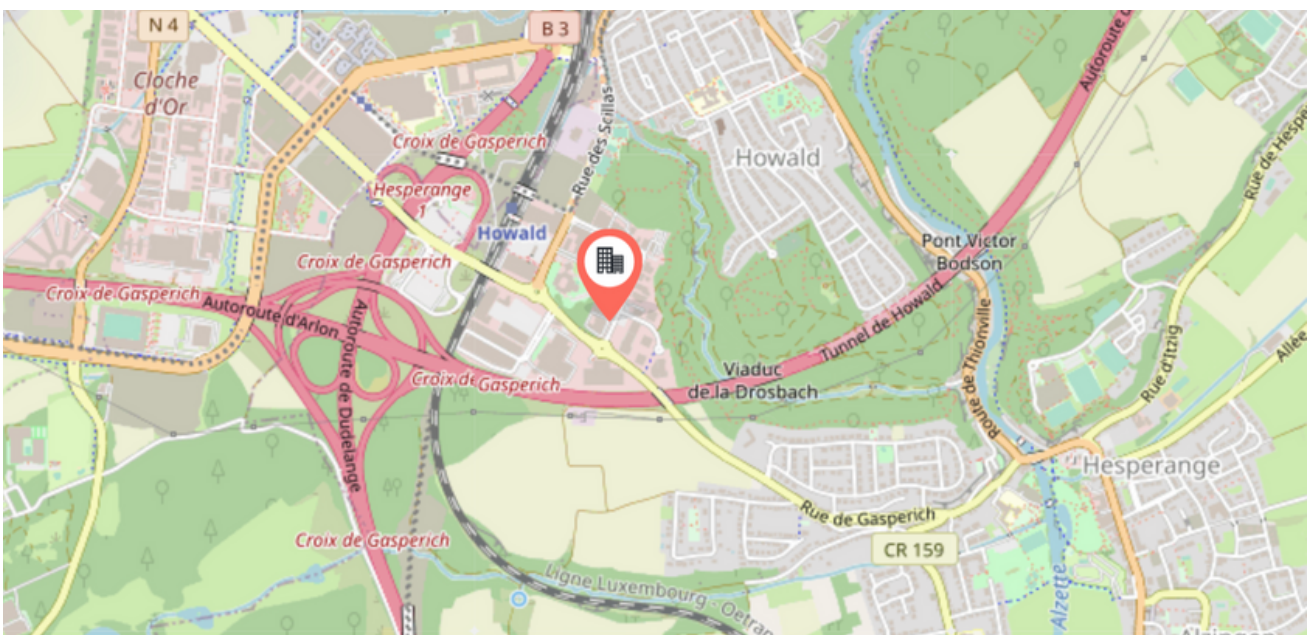
1

IDEAL LOCATION

The offices are located in Howald, in the municipality of Hesperange in the south of Luxembourg City, in a strategic location close to the Cloche d'Or financial district, within easy reach of the railway station, the city centre, motorway access and the P+R station. Section D of the tramway will stop 200m from the premises by 2024. Within a 300-800m radius: a dozen restaurants, 2 gyms, 2 pharmacies, 7 bus stops and a train station serving the whole of Luxembourg City and beyond.



65 rue des Bruyères L-1274 Howald



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OUR NEW FURNISHED OFFICES IN THE ANNEXE

Homely is exclusively offering 6 fully furnished and recently renovated individual offices in the middle of a green setting. 5 of the 11 offices are already occupied.

The furniture is new and the renovation was completed on 02/2023. The surface area of the offices varies between 6m² and 12m².



All rented

- Furnishings: sit-stand desk, chair and storage space
- High-speed internet
- New, fully equipped kitchen
- New sanitary facilities
- SALTO badge system
- Double glazing
- Exterior electric blinds
- Domotic
- Access to meeting room

3

OUR OFFICES IN THE MAIN BUILDING

85% rented

Offices or commercial space for rent on the first floor of the building. Warehouses in the same building are also available for rent (optional).




FEATURES

- Large meeting room
- Parking space (optional)
- Copy/Server room
- SALTO" badge system
- Electric blinds



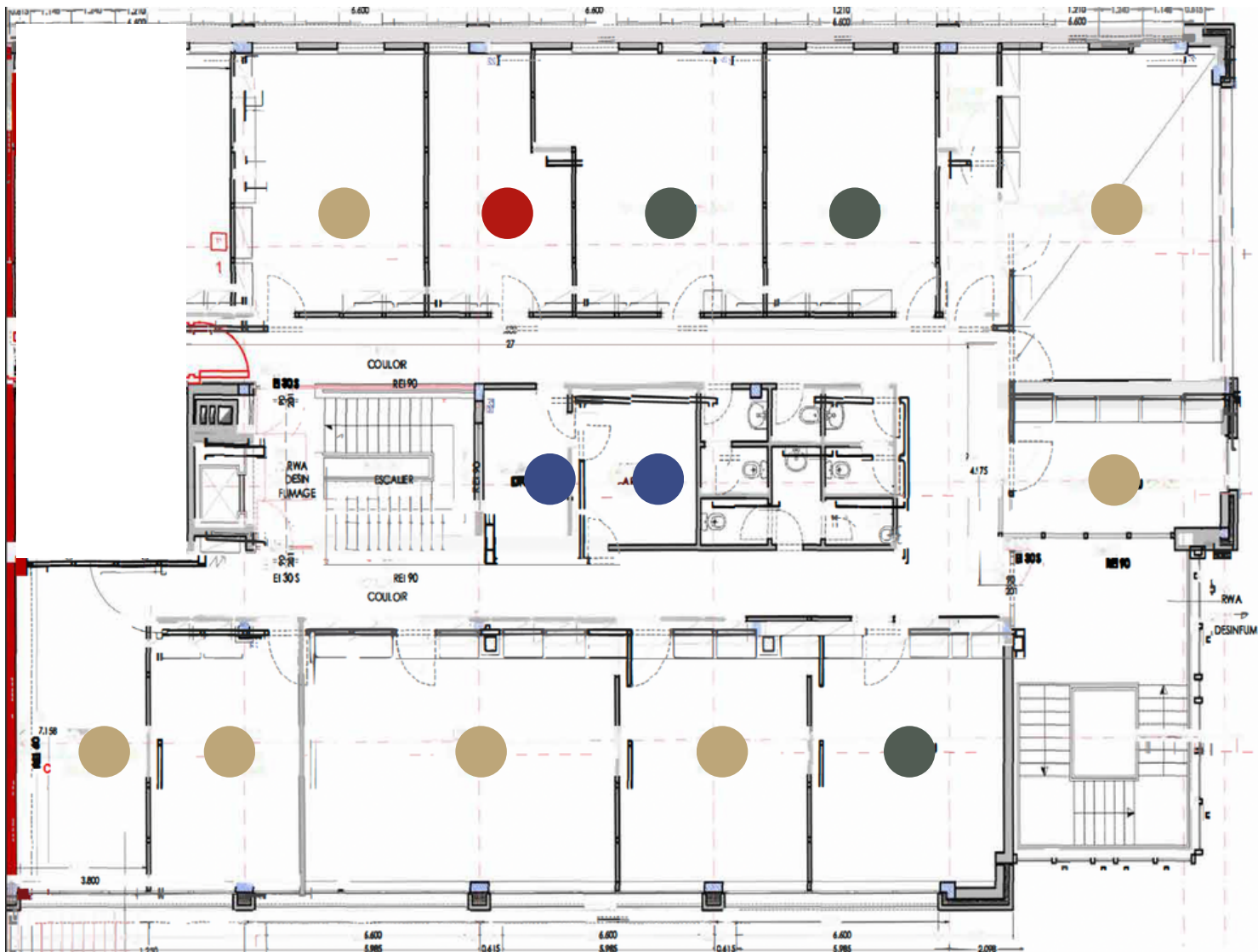
PLAN OF THE MAIN BUILDING

 = rented

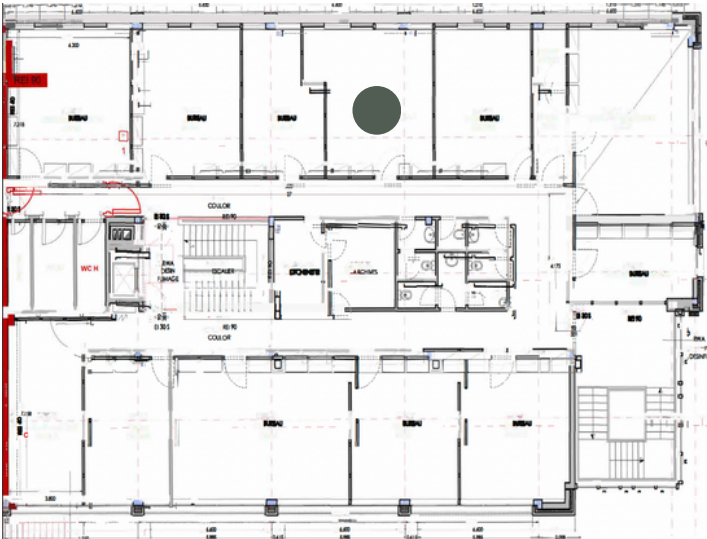
 = kitchen

 = available

 = meeting room



OFFICE N°4



37,3 m²

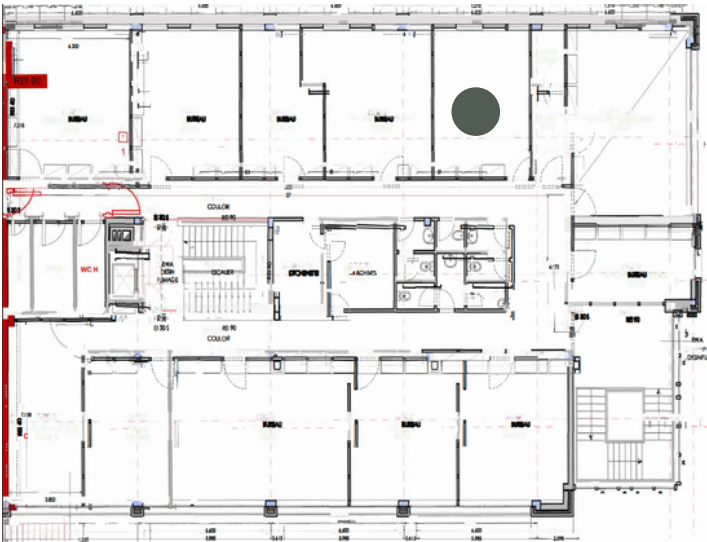


857,90€ (charges not incl.)



01.01.2024

OFFICE N°5



27,4 m²



630,20€ (charges not incl.)



01.01.2024

OFFICE N°9



38,3 m²



880,90€ (charges not incl.)



01.01.2024

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STORAGE SPACE

180 m² of the storage space of around 360 m² are already rented. There are 180 m² left that you can rent in addition to one or more offices, in individual or grouped lots. This space is located at the rear of the building.



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ABOUT US



Homely is a service line of Living Solutions SARL. Our aim is to bring you real added value in your search for office or commercial space to rent.

We believe that professionalism, ethics and transparency are essential to creating trust and lasting value for you and your business. Your needs and interests are at the heart of what we do. With our knowledge of the market and our expertise, we're in a position to provide you with the support you need in the most efficient way.

We're passionate about what we do, and we love what we do. We always try to find a solution to specific requests. It's this personal touch that sets us apart from other players in the market. We are an agency certified by the Chambre Immobilière du Luxembourg, a quality label providing our customers with the assurance of completing transactions in a climate of confidence and security.

**Don't hesitate to contact us for more information or to arrange a visit.
Loïc Chapellier +352 621 772 534 or hello@homely.lu**

History of the building

The building was constructed in 1985 on behalf of the Glöckner-Möller company, and at the time was one of the most contemporary in Luxembourg. In 2005, Buffadini P. & fils moved into the building. Founded in 1989, the company has continued to develop its activities in the sanitary installations, heating and electricity sectors, as well as in the field of renewable energy. Over the years, the family business has grown into an SME with over 60 employees.

In 2021, the company was handed over to another market player. The building remains in the hands of the family, who are currently renovating the offices in the main building. They will be ready to welcome you from 1 January 2024.

Thank you!

Would you like more information?

Don't hesitate to contact us.

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