

Commerce Fréjus 457 m<sup>2</sup>

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PRIX DE VENTE : 1 188 200 €

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## DESCRIPTION

In a dynamic and highly sought-after environment, discover this high-end office space offering a total surface area of 457.67 sqm (Carrez Law), located on the first floor of a quality commercial building.

Designed to combine functionality with a strong corporate image, the property impresses from the moment you enter, with a spacious and refined reception hall that sets a professional and elegant tone. The generous volumes and seamless layout lead to multiple office spaces partitioned with semi-glazed walls, ensuring both privacy and abundant natural light.

A large executive office completes the space, alongside a versatile workshop area, perfectly suited for creative or technical activities. A stylish break area with a modern kitchen enhances comfort and encourages a convivial working atmosphere, in line with contemporary business standards.

The amenities meet the highest expectations: reversible air conditioning, fully compliant PMR (ADA-equivalent) restroom facilities with shower, and provision for the installation of an elevator for added convenience.

A rare asset, this property also offers the potential to create a rooftop terrace of approximately 50 sqm, providing a unique outdoor space and significant value-add potential.

Additionally, six private parking spaces ensure ease of access and everyday practicality.

A truly exceptional property, ideal for a company seeking a distinctive, modern workspace that combines comfort, image, and future development potential.

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## CARACTÉRISTIQUES

Type de bien :	Commerce	Surface :	457.67 m <sup>2</sup>	Ascenseur :	Oui
Taxe foncière :	€1.00				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

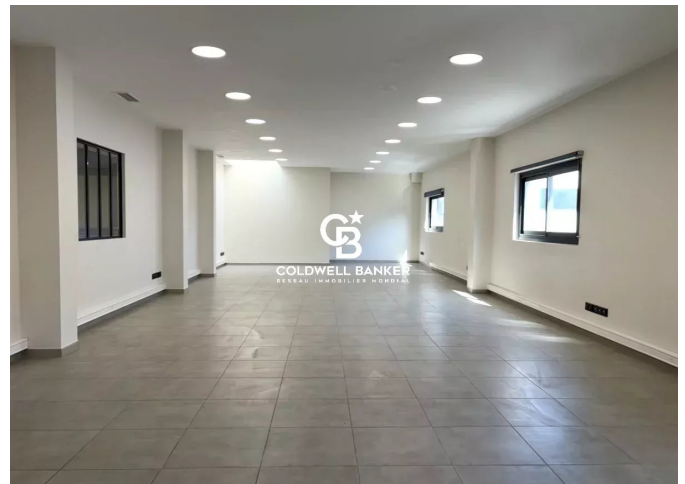
Diagnostic de performance énergétique (DPE) : C 144

Indice d'émission de gaz à effet de serre (GES) : A 2





**COLDWELL BANKER**  
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