



FOR RENT

CH-6928 Manno, Via Cantonale 38

2 Fully Furnished Offices: 18m<sup>2</sup> at CHF 850.- and 20m<sup>2</sup> at CHF 950.-  
CHF 950.-/month

SEQUOIA  
CONSULTING

# Property description

Conveniently located in Manno, within the renowned Ambrosart Center, we are offering for rent a spacious 164 sq. m. commercial space.

## Rental terms:

Monthly rent: CHF 3,100.

Incidental expenses: CHF 300.

2 outdoor parking spaces: CHF 240.

TOTAL monthly rent: CHF 3,640.

## More information:

Security deposit: 3 months

Contract term: 5 years

This large, bright and industrial space could be suitable for different types of businesses due to its versatile features:

- **Open-space office:** for companies or startups looking for a modern environment.
- **Showroom:** perfect for displaying design or fashion products.
- **Atelier or art store:** great for exhibitions or creative workshops.
- **Training center:** configurable for workstations and meetings.
- **Photography or video studio:** large and with high ceilings, suitable for sets and equipment.
- **Wellness or yoga center:** Open space and natural light can create a relaxing and welcoming

environment.

- **Gym or fitness studio:** Ideal for activities such as personal training, pilates or boutique fitness due to the large space available.

This versatility, combined with the strategic location, offers many possibilities for professional or commercial activities.

# Characteristics

Availability	<b>Immediate</b>	Location floor	<b>Ground floor</b>
Type	<b>Office</b>	Useful surface	<b>20 m²</b>
Reference	<b>2020</b>	Parking places	<b>Yes, optional</b>

Object Price	<b>CHF 950.-/month</b>
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# Interior view















# Picture(s)









# Contact

## Sequoia Consulting Sagl

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## Your consultant

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# Notes

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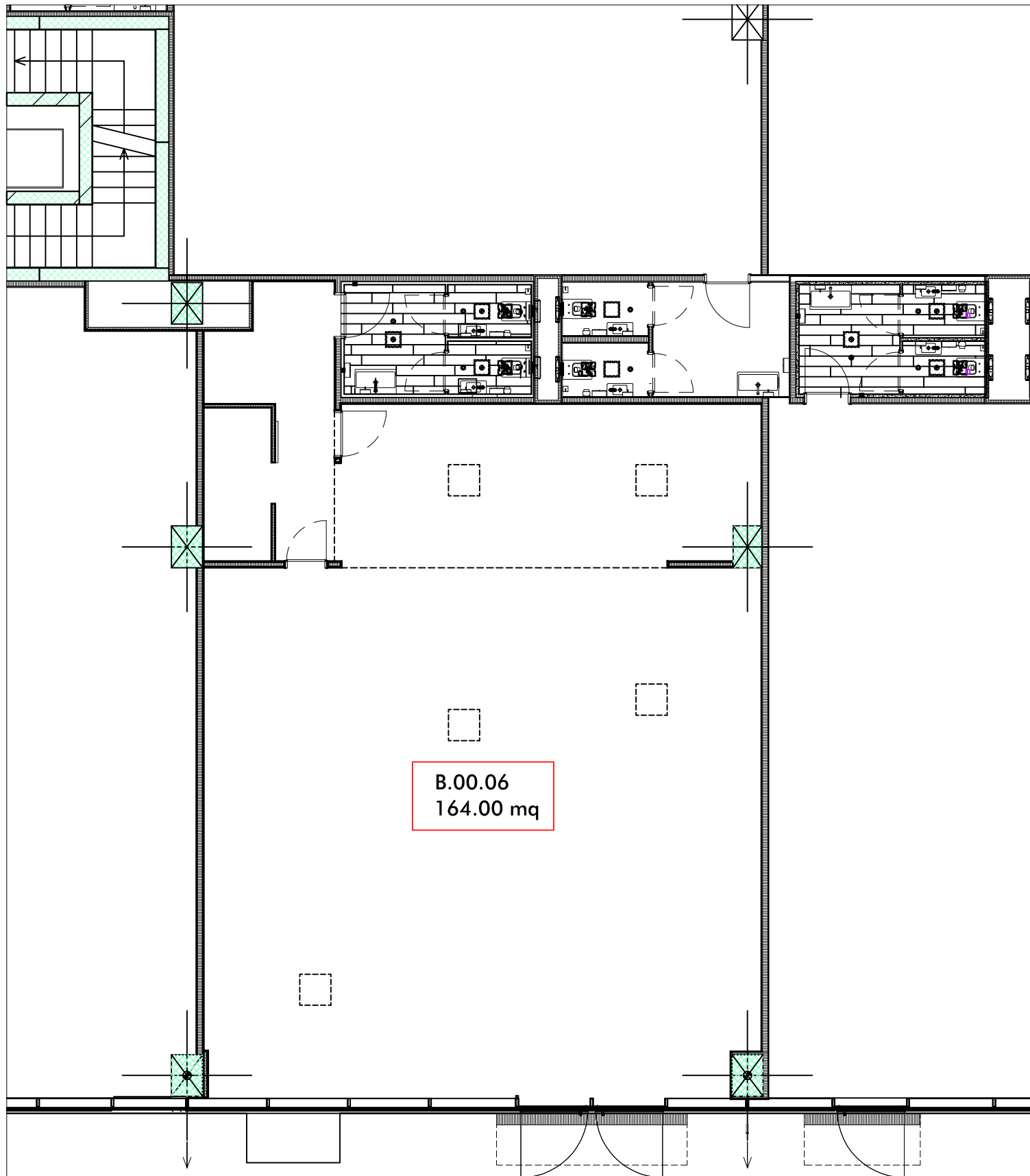
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B.00.06  
164.00 mq

**RILIEVO**

UNITÀ B.00.06

23.11.2023

CENTRO AMBROSART - BLOCCO B - PIANO TERRA - UNITÀ B.00.06

SCALA 1:100