

Price on request

Occupational bureau

Surface : 1100 m²

Couverture : tiles

Features :

Surface développée 1100m², Bureaux
980m², parking lot, Bâtiment isolé,
Chauffage central gaz, air conditioning,
Excellent état



Bureau 4130TI Bordeaux

Are you looking to expand your operations in a spacious, modern, and functional building without paying Bordeaux prices? Just 1 hour from Bordeaux by train or car, discover this unique opportunity in Tonneins, in the heart of Lot-et-Garonne. This 1,100 m² building, in excellent condition, offers an ideal layout to accommodate a business, a training center, or an administrative headquarters... Floor plans available upon request Space distribution: Basement (420 m²): large open space, reception room, archives, garage Ground floor (420 m²): offices, open space, conference room, break/eating area 1st floor (210 m²): offices + open space 5 restrooms distributed throughout the building Main advantages: Detached building in very good overall condition Central gas heating + air conditioning and electric heating Two large private parking lots + one garage Bright, flexible spaces designed for team comfort and well-being Why choose Tonneins? Quick accessibility from Bordeaux and Agen: Tonneins is served by the SNCF train station (Bordeaux – Agen – Toulouse line), and the A62 motorway is 20 minutes away (Marmande exit). An attractive job market: qualified local workforce available, with lower labor and real estate costs than Bordeaux. A strategic location: in the

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access to complementary economic hubs.

Tonneins Immobilier - 8 Avenue Charles de Gaulle, 47400 Tonneins

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