

**CENTURY 21**AGCO Plus Immo  
Guadeloupe**Jean-Pierre LEONCEDIS**

Manager/Senior Sales Agent

Office: (590) 590 38 36 63

Office Fax: (590) 590 38 36 67

jeanpierre.leoncedis@century21agcoplus.com

<https://century21agcoplus.com>

CENTURY 21 AGCO plus Immo, Immeuble Salamandre, N°1 rez de chaussé, Zac de Houelbourg Sud II, Baie-Mahault, Guadeloupe 97122

**BAIE-MAHAULT - Houelbourg Sud****RefNo# 204058**

Zone Industrielle de Jarry-La Jaille (Baie-Mahault) 📍 Guadeloupe

**MLS# 1145259**

Commercial Building/Office

**1,744****RefNo#:** 204058**District/Area:** Zone Industrielle de Jarry-La Jaille  
(Baie-Mahault)**Region/Country:** Guadeloupe**Class:** Commercial**Prop.Name:** BAIE-MAHAULT - Houelbourg Sud**Land Area:** 75.84 m<sup>2</sup>**Floor Area:** 75.84 m<sup>2</sup>**Prop.Type:** Commercial Building/Office**Oper.Costs:****Features and Amenities****Parking - Type**

Outdoor Parking

**Near By**Commercial Activities  
Industrial Activities  
Public Transportation**Floors**

Concrete

**Topography**

Flat

**Front Access Road**

City Maintained

**Remarks**

There are only 5 lots left on the 1st floor .....

On the territory of the municipality of BAIE-MAHAULT, Jarry Houelbourg area, rue Amédée BARBOTTEAU, in a building in future completion, several commercial premises of 75 to 860m<sup>2</sup> on 2 floors.On the ground floor, there are 11 commercial premises of 72 to 78 m<sup>2</sup> each, on the ground floor, there are 11 premises for office and service activities from 71.53m<sup>2</sup> to 75.84m<sup>2</sup>

Optional: - Tiles - false Ceiling, Partitions and sanitary facilities.

The layout of the hull remains the responsibility of the tenant and the layout plans will not be annexed to the acts

New building recent delivery in the second half of 2021

Monthly rent for a 75.84m<sup>2</sup> office on the 1st floor: € 1,668.48 / month

Monthly provision for condominium fees: € 75.84

Fees including tax payable by the lessee: € 2,930.46 including € 227.50 for inventory included

The costs of drafting a lease drawn up by the notary are in addition and will be shared by half between the lessor and the tenant.

Property tax payable by the tenant

For any further information, contact us on 0590 38 36 63

