

Paris 18th, loft-style commercial space, 456 sqm, direct street access, large skylit volumes

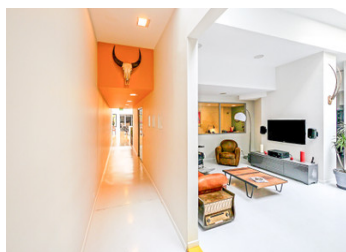


INFORMATION

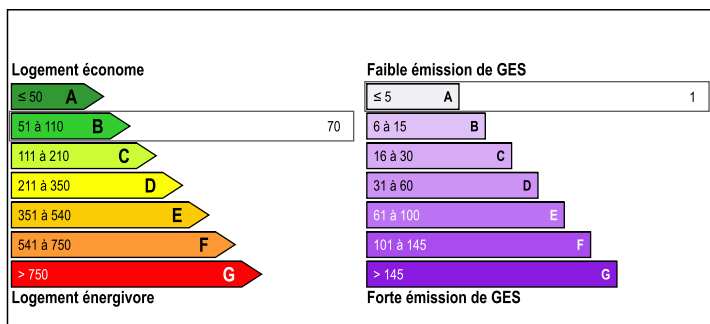
Town:	Paris 18e Arrondissement
Department:	Paris
Bed:	0
Bath:	3
Floor:	456 m2
Plot Size:	0 m2

IN BRIEF

Located near La Fourche metro station, this 456 sqm commercial space stands out for its impressive volumes and loft-style character. Organized around large open areas under a glass roof, it offers outstanding natural light and exceptional layout flexibility. With direct street access, it is ideal for a wide range of professional uses, from offices to production or showroom space.

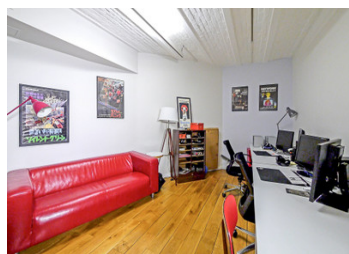


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: **8389 EUR**

NOTES

DESCRIPTION

Located on Rue Ganneron in Paris's 18th arrondissement, this independent 456 sqm commercial space offers a unique working environment combining impressive volumes with exceptional flexibility.

From the entrance, the property opens onto a first glass-roofed space flooded with natural light, featuring an open kitchen and a welcoming communal area. An adjoining glass-partitioned room can be used independently or combined with this space as needed.

The property extends into a second large open-plan area, also beneath a glass roof, offering generous ceiling heights and accommodating multiple configurations: meeting rooms, offices, creative studios, or production spaces (photo/video), along with technical areas including several restrooms, storage, and utility spaces.

With minimal structural constraints, the layout allows for complete freedom of design and use, making it perfectly suited to a wide range of professional or hybrid projects.

The space includes high-quality technical features such as air conditioning, full RJ45 network cabling with patch bay, and an emergency exit, enabling potential public access (subject to regulatory approval).

This rare property is ideal for numerous uses: corporate offices, headquarters, showroom, creative studios, audiovisual production, event space, or hybrid live/work concepts.

Just a short walk from La Fourche (Line 13) and close to Place de Clichy (Lines 2 and 13), it benefits from a lively and well-connected location.

Co-owned building of 5 units

Provisional annual charges: 12000€