

Price on request

Occupational local commercial

Surface : 100 m²

Amenities :

Immeuble collectif, air conditioning,
disabled access



Local commercial Lesparre-Médoc

LESPARRE MEDOC (33340) - BELLOC Industrial and Commercial Area: If you're looking to set up your business in Médoc, this space is perfect thanks to its location and visibility. Located in the BELLOC industrial and commercial zone, a key development hub for the area. New roundabout: improved access to the premises. Year built: 2016 Usable area: 100 m² Shop window size: approx. 3.9 m frontage. The premises meet accessibility standards, with easy access and 20 parking spots right in front. Currently, the building houses three other rented units: insurance mutual, optician, tile sales. Layout: large reception area of about 55 m², a fitting room, a second public room, kitchen/break area, storage room, accessible restroom. Monthly rent: €1200 including taxes Charges: proportionate property tax: €80/month Lease: 3/6/9 years Available immediately!

— TIM POMMIES-PICOT Agency

Director – AGENCE IMMO PLAGE —

07.50.30.29.63 contact.immoplage33@gmail.com 4 Cr Georges Mandel, 33590 ST VIVIEN DE MEDOC www.agence-immoplage.com

— “At your service to make your real estate projects a reality!” Ref. : 880P3L - Mandat n°0255

10/12/2025 - Prix T.T.C



Agence Immo Plage - 4 cours georges mandel - 33590 Saint-Vivien-de-Médoc

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Carte professionnelle n°CPI 3301 2024 000 000 054 - RCS 927 735 498 R.C.S. Bordeaux

Code NAF 6831Z - SIRET 927 735 498 00010 - Garantie financière : Gestion immobilière GALIAN ASSURANCES 89 rue de la Boétie 75008 Paris
08 Montant de la garantie 200000E Transaction sur immeubles et fonds de commerce Peut recevoir des fonds GALIAN ASSURANCES 89 rue de la Boétie 75008 Paris 08 Montant de la garantie 120000E - Document non contractuel - *prix F.A.I.