



LE MONT - OFFICE FOR RENT 120 M2 ON 1ST FLOOR - NEW BUILDING

Route de Cugy | 1052 Le Mont-sur-Lausanne | Reference : Le Mont - Bureau à louer
- 120 m2 - Immeuble Neuf

CHF 320.-/sqm/year



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LE MONT - OFFICE FOR RENT 120 M2 ON 1ST FLOOR - NEW BUILDING

CH-1052 Le Mont-sur-Lausanne | Route de Cugy | **CHF 320.-/sqm/year**



New development in Mont-sur-Lausanne "Les Haies Vives". Office and retail space available for rent from 120 m2 on the second floor.

Ideally located along the route de Cugy with over 15,000 vehicles passing by every day.

Quality shops on the first floor such as a pharmacy, supermarket, bakery, etc.

Ideally served by several bus lines such as: 8 (Pully), 54 (Renens), 60 (Riponne / Froideville), and N1 (Nocturne St-François).

External visitor/customer parking spaces and internal parking spaces.

Contact us for any further information and visit our offices in Le Mont-sur-Lausanne.
(Images non-contractual)

CHARACTERISTICS

Reference: **Le Mont - Bureau à louer - 120 m2 - Immeuble Neuf**

Type: **Office**

Availability: **Winter 2026**

Batch: **A311**

Location floor: **1st floor**

Useful surface: **~ 120 m²**

Year of construction: **2026**

Parking spaces: **Yes, optional**

Heating type: **Groundwater heat pump**



ENERGY EFFICIENCY (CECB)

The energy label is the result of an evaluation of the global energy performance (energy consumption and energy source) and of the performance of the building envelope.

Evaluation	Envelope	Global	Emissions
A			
B	B	B	B
C			
D			
E			
F			
G			

CONTACT FOR VISITING

Rent department
 E-mail : info@immosol.ch
 Tel. : +41 (0)21 652 33 30

LOCATION

CH-1052 Le Mont-sur-Lausanne | Route de Cugy | **CHF 320.-/sqm/year**



SITUATION

Le Mont-sur-Lausanne, Route de Cugy, near the Grand-Mont stop (Lines 8, 54, 60, and N1).

				
Public transports	154 m	3 min.	3 min.	1 min.
Primary school	402 m	6 min.	6 min.	1 min.
Stores	123 m	3 min.	3 min.	1 min.
Restaurants	275 m	4 min.	4 min.	1 min.



CHARACTERISTICS

CH-1052 Le Mont-sur-Lausanne | Route de Cugy | **CHF 320.-/sqm/year**

CHARACTERISTICS

Availability	Winter 2026	Building envelope	B
Type	Office	Direct CO2 emissions	B
Reference	Le Mont - Bureau à louer - 120 m2 - Immeuble Neuf	Heating type	Groundwater heat pump
		Heating installation	Floor
Batch	A311	Domestic water heating system	Groundwater heat pump
Number of toilets	1	Condition of the property	New
Location floor	1st floor	Useful surface	~ 120 m²
Year of construction	2026	Parking spaces	Yes, optional
Energetic efficiency	B	Elevators	1

CONVENIENCES

NEIGHBOURHOOD

- Business Center
- Industrial zone
- Village
- Post office
- Restaurant(s)
- Bus stop
- Highway entrance/exit

OUTSIDE CONVENIENCES

- Covered parking space(s)
- Public parking
- Visitor parking space(s)
- From road

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Underground car park
- Bicycle storage
- Triple glazing

EQUIPMENT

- Photovoltaic panels
- Optic fiber
- Internet connection
- Electric car terminal



STYLE

- Modern

STANDARD

- HPE (High Performance Energy)

EXTERIOR VIEW





PLAN



