



SET UP YOUR BUSINESS IN FUNCTIONAL PREMISES

Rue du Jura 23 | 2900 Porrentruy | Reference : 6130615

CHF 3,500.-/month, incl. ch.



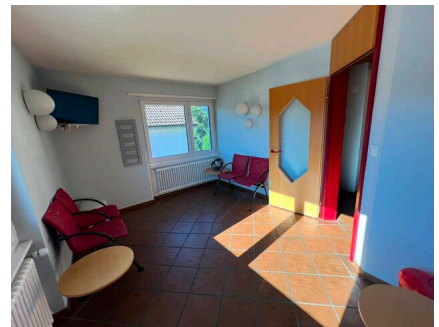
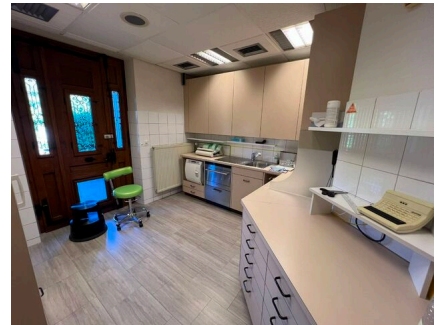
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The premises, formerly used as a dental office, offer a functional space that is perfectly suited for medical or paramedical practices, or as office space.

They consist of an entrance hall with a reception area, an office, a waiting room, an X-ray room, a restroom, five rooms—two of which are fully equipped—and a laboratory with exterior access. There are three separate entrances to the premises: one at the rear of the building, a private entrance, and a shared entrance with the building's residents.

In the basement, you'll find a cafeteria, a restroom, a shower, a laundry room, and several storage areas that offer added convenience for everyday life.

The premises are equipped with air conditioning and blinds, and are heated by radiators connected to the district heating system.

Outside, a shared park is available and can be partitioned off to create a private space as needed. A storage room is included with the commercial space, and it is also possible to rent a garage equipped with an electric door.

The furniture, which is entirely custom-made, is included in the lease and allows for immediate occupancy. All professional equipment needed for a dental practice is provided free of charge, enabling the future tenant to start their practice without delay.

CHARACTERISTICS

Reference: **6130615**

Type: **Office space**

Availability: **To agree**

Rooms: **10**

Location floor: **Upper ground floor**

Heating type: **Distance heating**

Domestic water heating system:
Distance heating

Heating installation: **Radiator**





MUNICIPALITY

All the information is on the commune's website: <https://www.porrentruy.ch/>

SHOPS/STORES

All amenities are a maximum 10-minute walk from the surface.

PUBLIC TRANSPORT

The SBB and CJ trains are just a minute's walk from the building. The bus stop for buses serving the entire district is opposite the shopping area.

LEISURE TIME

Porrentruy is a dynamic town that thrives thanks to several sports and cultural societies.

LOWER GROUND FLOOR

- Cafeteria
- Restroom
- Shower
- Laundry room
- Storage area
- Storage room

GROUND FLOOR

- Entrance hall with reception desk
- Office
- Waiting room
- Radiology Room
- Restroom
- Five examination rooms, two of which are fully equipped
- Laboratory with exterior access
- Three entrances to the space: separate entrance, rear entrance, and access through the building's common areas

OUTSIDE CONVENIENCES

- Shared park with the option to make it private
- Private storage room
- Option to rent a garage equipped with an electric door

REMARKS

The description and information contained in this document are provided for informational purposes only and have no contractual value.

CONTACT FOR VISITING

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LOCATION

CH-2900 Porrentruy | Rue du Jura 23 | **CHF 3,500.-/month, incl. ch.**

SITUATION

In the train station district of Porrentruy. A 5-minute walk from the town center and 3 minutes from shopping centers.

			
Station	-	1 min.	-
Public transports	-	1 min.	-
Freeway	-	-	3 min.
Secondary school	-	5 min.	-
College / University	-	7 min.	-
Stores	-	1 min.	-
Airport	-	-	45 min.
Post office	-	1 min.	-
Bank	-	1 min.	-
Hospital	-	15 min.	5 min.
Restaurants	-	1 min.	-
Park / Green space	-	3 min.	-



CHARACTERISTICS

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CHARACTERISTICS

Availability	To agree	Basement	1
Type	Office space	Heating type	Distance heating
Reference	6130615	Heating installation	Radiator
Rooms	10	Domestic water heating system	Distance heating
Number of toilets	2	Condition of the property	Very good
Location floor	Upper ground floor	Standing	Standard
Number of shop	1	Total surface	~ 170 m²

CONVENIENCES

NEIGHBOURHOOD

- Business Center
- City centre
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Public swimming pool
- Sports centre
- Tennis centre
- Bike trail
- Museum
- Theatre
- Concert hall
- Hospital / Clinic
- Medical home
- Doctor

OUTSIDE CONVENIENCES

- Garden in co-ownership
- Parking
- Public parking
- Visitor parking space(s)
- From road

INSIDE CONVENIENCES

- Guests lavatory
- Storeroom
- Double glazing
- Bright/sunny
- Natural light

EQUIPMENT

- Kitchen
- Ceramic glass cooktop
- Fridge
- Connections for washing tower
- Shower
- Ventilation



FLOOR

- Tiles
- Parquet floor
- Linoleum

CONDITION

- Good

EXPOSURE

- Optimal
- All day



INTERIOR VIEW

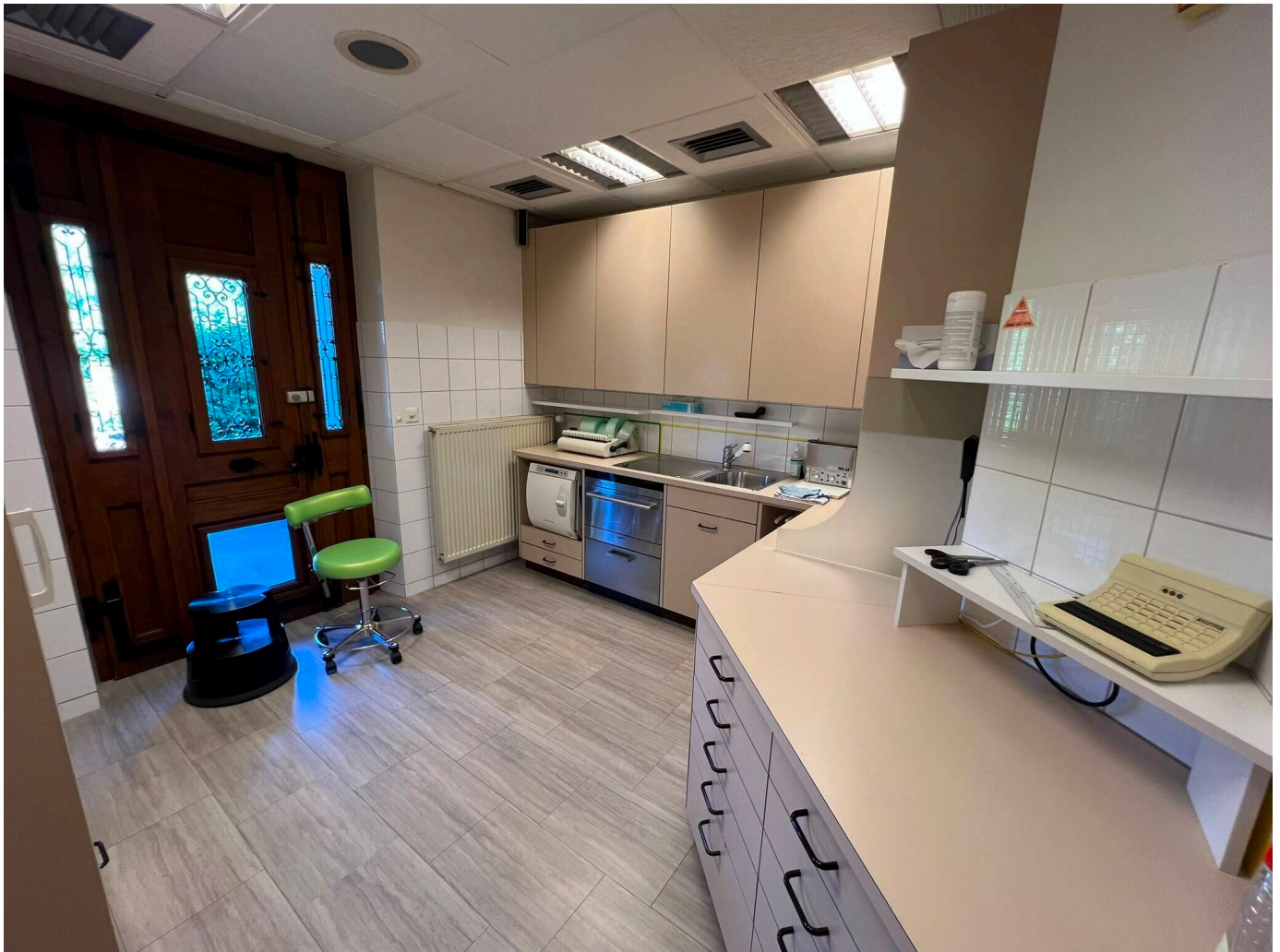








PICTURE(S)





EXTERIOR VIEW



