

# OFFICES FOR RENT

## > SAINT-AVOLD



## BUILDING



MOSL

> Situated in the Europort zone, ideally accessible:

- via the Est motorways (A4-E25 Paris-Strasbourg and A32-E50 Saarbrücken-Mannheim-Frankfurt. RN 33 to Saint-Avold, Carling, Creutzwald and Sarrelouis).

- Saint-Avold station: passenger and freight services (Paris-Frankfurt links).

- and by road-rail network.

> Close to an international-scale petrochemicals complex: more than thirty companies located there.

### SURFACE AREA

- > Plateau available on the 3rd floor: 432.93 sq.m approx., divisible from 216 sq.m.
- > 2 open-plan areas and 8 partitioned offices, possibility of partitioning in two, fully renovated.
- > Toilets.
- > Large number of outdoor parking spaces.

### DESCRIPTION

- > Suspended ceiling.
- > Lighting: neon tiles.
- > Local server.
- > Flooring: tiles.
- > Collective gas-fired heating.
- > Lift.
- > EPC in progress.

### AVAILABILITY

- > Immediate.

## ID CARD



## FINANCIAL TERMS AND CONDITIONS

- > **Annual rent:** €62,342/year  
excl. VAT/excl. charges
- > **Annual rent/sq.m:** €144/sq.m/  
excl. VAT/excl. charges/year
- > **Annual charges:** €7,827.79 excl. VAT
- > **Annual charges/sq.m:** €18.08 excl. VAT/sq.m
- > **Property tax:** €1,737.71 Lessee
- > **Property tax/sq.m:** €4.01 Lessee/sq.m
- > **Agency fees:** 15% excl. VAT of the  
annual rent excl. VAT/excl. charges payable  
by the lessee

## DETAIL OF THE PROVISION FOR CHARGES

- >Property tax.
- >Lift.
- >General shared charges.
- >Insurance.
- >Management charges.
- >Works fund.
- >Type of lease: commercial 3/6/9 years or  
professional 6 years minimum.
- >Tax system: VAT.
- >Deposit: 3 months' rent excl. VAT and charges
- >Rent and charges payable calendar quarterly in  
advance.
- >Indexing: annual on lease effective date.
- >Index: ILC (Indice des Loyers Commerciaux -  
Commercial Rent Index) or ILAT (Indice des  
Loyers d'Activité Tertiaire - Service Activities  
Rent Index) published by INSEE.
- >Agency fees payable by the lessee: 20% excl.  
VAT of basic annual rent excl. VAT and charges,  
that is 24% incl. VAT

