

WAREHOUSE FOR RENT

> ENTRANGE



BUILDING

MOSL

ID CARD

> ideally located in the district of Entrange, just 15 min from Dudelange and 10 min from the Luxembourg border.

> some work required.

> **availability: immediate.**

SURFACE AREA

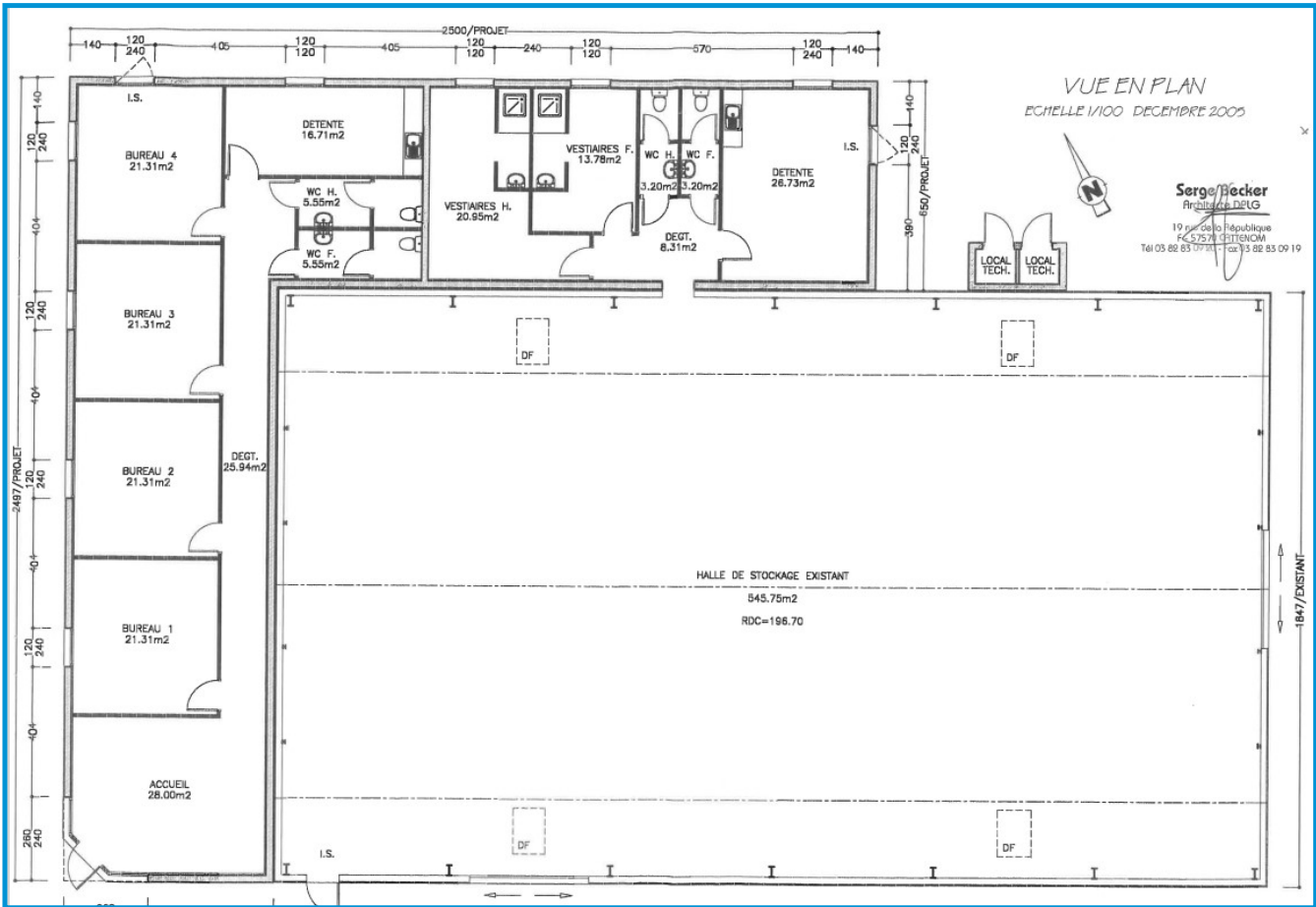
- > warehouse: 545.75 sq.m.
- > land: 8,365 sq.m.

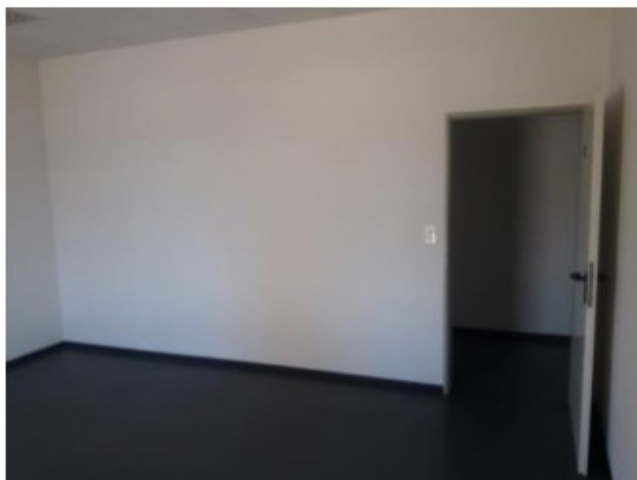
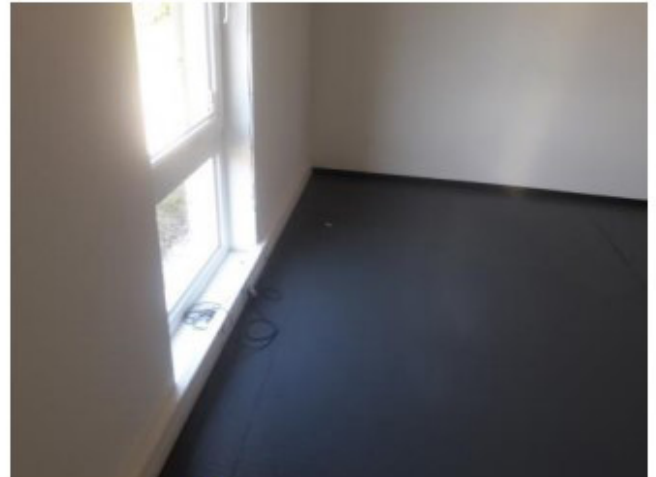
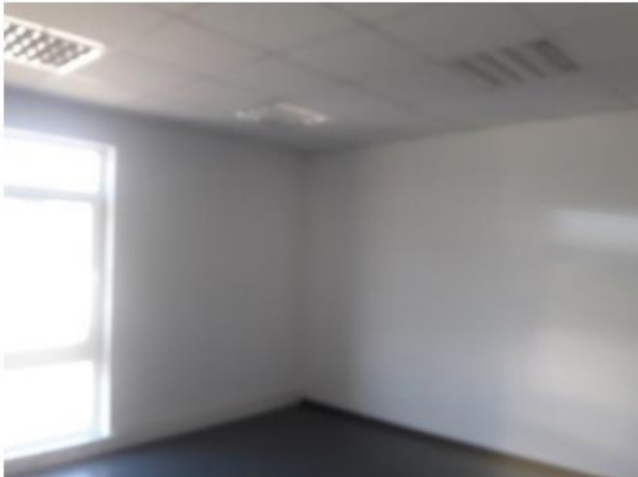
DESCRIPTION

- > warehouse: concrete slab floor, metallic structure, single-skin metallic roof and translucent panels, single-skin cladding (some defects noted, localised damage), presence of a pit, no heating, ventilation system.
- > cloakrooms: tiled walls, double-glazed PVC window frames. Compatible for people with reduced mobility.
- > alarm system and site CCTV system.
- > fenced land, large access gate.
- > some of the land is landscaped, the rest left rough (landfill).

RENTAL PRICE

- > warehouse + cloakrooms + staff rooms: €3,925 Excl. VAT/ Excl. charges/month
- > warehouse only: €3,419 Excl. VAT/Excl. charges/month





**POSSIBILITY OF RENTING THE FOLLOWING
IN ADDITION TO THE WAREHOUSE:**

- offices: reception (28 sq.m), 4 offices
(21.31 sq.m each), relaxation area (16.71 sq.m)
and M&W toilets (2 x 5.5 sq.m)

- as well as several lorry-accessible parking spaces

