

# ACTIVITY UNIT FOR RENT

## > MORVILLE-LES-VIC



## BUILDING

MOSL

## ID CARD

- > in the upper part of the ZAC de Morville-lès-Vic, halfway between Metz and Nancy.
- > roads and motorways: from Metz (D955/A31), from Thionville (D955), from Nancy (D674/D955).
- > a rich commercial environment: mass catering, civil engineering, roof frame and roofing specialists, construction, wood resin joinery, technical treatment centre for household waste, sales of cereals and crop protection products, postal sorting centre, transport (goods, by road), signing and ground markings, personal protective equipment, wood roof frames and other frames and roofing, wood transformation for heating, etc.

### SURFACE AREA

- > 5 activity units with a total surface area of 650 m<sup>2</sup>: about 100 m<sup>2</sup> on ground floor and 30 m<sup>2</sup> of surface area on mezzanine, to be developed as required by the tenant.
- > Each unit can be rented separately: the rental conditions differ. On application.

### DESCRIPTION

- > Equipped unit: sliding door, office space, partially equipped kitchen, toilet, roof windows, private sanitary areas.
- > Concrete slab floor.

### RENTAL PRICE

Annual rent: per unit (about 130 m<sup>2</sup>): €8,400/year excl. VAT/excl. charges.

Agency fees: 15% excl. VAT of the annual rent excl. VAT / excl. charges payable by the tenant.

Subscriptions to water and electricity utilities to be taken out by the tenant (individual meters for each unit). Tax system: VAT. Property tax payable by the Tenant Type of lease: Commercial lease, 3-6-9 years Tax system: VAT Deposit: 3 months' rent excl. VAT and charges Rent and charges payable per calendar month, in advance. >Indexing: annual on lease effective date. Index: ILC (Indice des Loyers Commerciaux) published by the INSEE. Agency fees payable by the tenant: 15% excl. VAT of basic annual rent excl. VAT and charges, i.e. 18% incl. VAT.

### AVAILABILITY: TO BE DEFINED



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