

PROPERTY COMPLEX

950 SQ.M

FOR SALE / FOR RENT

> SAINT-AVOLD



BUILDING



MOSL

ID CARD

> Strategic geographical location, to the east of Metz, close to German border.

> 45 km from Metz, 30 km from Saarlouis and Saarbrücken, 100 km from Luxembourg and 125 km from Strasbourg.

> Close to motorways, industrial and commercial zone and less than 1 km from St-Avold town centre (44 rue du Lac).

> Asset on building plot in UB zone - housing possible

> Availability: 01/10/2023

SUPERFICIE

- > 950 sq.m comprising offices, laboratory, shop, workshop, staff rooms, cloakrooms, storerooms and garages
- > Extension and re-organisation possible (550 sq.m) for a total built surface area of 1,500 sq.m
- > Private parking area: 40 spaces
- > Land: 23 ares

RENTAL PRICE

- > Monthly indexed rent: €4,000 excl. VAT / excl. charges / month, payable monthly in advance (that is €50 excl. VAT / excl. charges / sq.m / year).
- > Private-agreement commercial lease.
- > Tax system: VAT.
- > Deposit: 2 months' rent.
- > Charges: property tax - household waste collection: €4,051 excl. VAT for information purposes (year 2022) and insurance (€900), to be paid by the tenant.
- > Article 606 (major structural repairs) payable by the lessor.
- > No fees (direct with owner).

SALE PRICE

> €495,000



EQUIPMENT/SERVICES

- > Gas-fired heating + reversible air conditioning + optical fibre.
- > Green spaces, and garages currently used for storage purposes.
- > Site with CCTV.
- > Several separate entrances enabling creation of several lots if necessary.
- > Post & beam construction (very few load-bearing walls). Asbestos diagnosis before works, DTA (Asbestos Technical > File) and DPE (Energy Performance Diagnosis) available.

POTENTIAL

Suitable for offices / shared office space / professionals-freelancers / crèche /nursing home / gym...

