

PROPERTY COMPLEX 1,010 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 (51 rue du Lac).

> Asset on building plot in UB zone - housing possible

> Availability: 01/10/2023

SUPERFICIE

> Total area: 1,010 sq.m

> Building with 700 sq.m floor space comprising:

- workshop (640 sq.m),

- offices and staff rooms on two levels: toilets, cloakrooms, showers and kitchenette (150 sq.m approx.),

- 1 storage mezzanine: 70 sq.m,

- 1 insulated metal storage tunnel, connected to mains electricity, on concrete slab: 150 m²

> Private parking area

> Land: 20 ares.

FINANCIAL TERMS

> Sale price: €395,000

> Current charges: property tax (€2,341.00 excl. VAT) - insurance (€1,200) payable by the lessee.

> Current rental €3,900 excl. VAT / excl. charges / month (that is €28 / excl. VAT / excl. charges / sq.m / year).

> No fees (direct with owner).



EQUIPMENT/SERVICES

- > Building extension +240 sq.m built in 2015.
- > Gas-fired heating.
- > Green spaces.
- > LED lighting.
- > 20 parking spaces + possibility of creating additional 14.
- > 2 large sectional garage doors, possibility of separating the lots.
- > DPE (Energy Performance Diagnosis) class: F / no asbestos.

