

# 2,900 M<sup>2</sup> COMMERCIAL BUILDING TO LET

## > SAINTE-MARIE-AUX-CHÊNES



### BUILDINGS

MOSL

## ID CARD

- > **ideal geographical location, between Metz, Verdun and Luxembourg.**
- > **A4 and A31 motorway intersection.**
- > **central location on business park, easy access.**
- > **a wide range of businesses nearby.**
- > **AVAILABILITY: immediate**

### SURFACE AREA

- > **Workshops:** 2,800 m<sup>2</sup> (including 100 m<sup>2</sup> of enclosed workshop with 3 rooms and 100 m<sup>2</sup> of mezzanine on concrete slab)
- > **Offices:** 165 m<sup>2</sup>
- > **Staff facilities:** 76 m<sup>2</sup>
- > **Parking area:** 721 m<sup>2</sup> / 30 spaces
- > **Plot:** 9,339 m<sup>2</sup>

### DESCRIPTION

- > sectional doors for heavy goods vehicles.
- > steel frame, double-skinned cladding.
- > double-skinned roof.
- > aluminium window frames.
- > heating: workshop (gas unit heater) - office (gas boiler).
- > electricity: 120-KW transformer.
- > mains gas: 300 millibar.
- > LED lighting.
- > septic tank.
- > lighting clearance height: 4.60m ceiling height 5.60m.
- > no pollution to report.

### RENTAL PRICE

- > **15,600 Euros Incl. VAT/month.**



