

VILLAGE ARTISANAL UNITS FOR SALE / TO RENT

> BASSE-HAM KICKELSBERG BUSINESS PARK



BUILDING



MOSL

ID CARD

> A dedicated package for business start-ups, SMEs, SMIs and artisans seeking to set up in operational premises that are geared to their activities.

> Not far from major traffic routes (Metz-Bénélux).

> An artisan village that complies with the latest building standards.

> AVAILABILITY: 2024.

SURFACE AREA

- > Complex comprising 12 adjoining individual units, each with a usable floor area of 200 m², and comprising: a workshop (160 m²) and an office/cloakroom (40 m²). 6 units in the first phase, and 6 units in the second phase.
- > Option of grouping several units together if a larger surface area is required.
- > Units delivered unfinished, with a blank layout.
- > Private parking spaces, landscaped green areas, fenced grounds.

FACILITIES

- > Planned fixtures and fittings: tie beams under slab, insulation under slab, pre-installed plumbing.
- > Other features: firewall with 2-hour fire-resistance rating, metal framework, ribbed steel roof, mineral fibre insulation panels, double-skin cladding, external joinery made of aluminium extrusions with thermal break, entrance door with 3-point locking system, insulated overhead sectional roll-up door 300x350cm, outside lighting.

MOSELLE ATTRACTIVITÉ

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The Kickelsberg business park is designed to accommodate SMEs and SMIs in a protected natural environment close to the urban areas of Yutz and Thionville.

This business park is divided into 3 parts, with a mix of artisan plots, a residential area and a leisure facility: a 9-hole golf course.

The Village Artisanal, which is located on the business park's artisan plots, has been created to encourage businesses specialising in these activity sectors to establish themselves in the area.

It boasts a dynamic environment (an area undergoing rapid development) and an ideal location (close to motorways, 25km from the Luxembourg border).

