

**LE TWO BUILDING
OFFICES &
COMMERCIAL UNITS
FOR SALE / RENT**

> YUTZ / THIONVILLE



BUILDING

MOSL

ID CARD

> Showcased on the A31 motorway.

> Direct access from motorway interchange n° 38.

> 10 minutes by bike from the station via the Charles le Téméraire cycle route.

> Within the Espace Meilbourg business park.

AVAILABILITY: 2024

SURFACE AREA

- > Building with ground floor + 4 levels + 1 service level.
- > Total surface area: 2,843 m²: open spaces can be divided from 500 m² to 60 m² (310 m² ground floor commercial units (divisible)).
- > 59 parking spaces, including 4 adapted for people with reduced mobility

FACILITIES

- > New building.
- > Dual-flow ventilation.
- > Reversible cooling unit.
- > Exterior thermal insulation.
- > Aluminium window frames.
- > Lift.
- > Secure access points.
- > Videophone.
- > Private and shared parking spaces.
- > Bicycle shelters.

