

BUSINESS VILLAGE COMMERCIAL UNITS FOR SALE

> THIONVILLE (METZANGE-BUCHEL MIXED DEVELOPMENT ZONE)



BUILDING

MOSL

ID CARD

> Exceptional location near the Grand Duchy of Luxembourg, Germany and Belgium.

> On the Lorraine transport corridor, between Nancy, Metz and Luxembourg.

> On the major traffic routes in Europe: North-South (A30 and A31) and East-West (A4) motorway junctions, East European TGV high-speed train.

> **AVAILABILITY: 2025**

3 COMMERCIAL BUILDINGS:

- > Ground floor & first floor.
- > divided into self-contained, independent units.
- > tailored to the requirements of professionals and SMEs/SMLs: storage space, workshops, offices, etc.
- > exemplary modularity, optimising floor space and logistical aspects, with a responsible approach that respects the environment: high performance insulation, etc.
- > delivered as plain concrete shell & plumbing pre-installed.
- > surface areas can be adapted to suit requirements.

SALE PRICE (EXCLUDING NOTARY FEES)

> €982 to €1,230 excl. VAT/m², depending on the size of the units.

MOSELLE ATTRACTIVITÉ

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Outdoor amenities:

Fencing is planned for this site, with 1 motorised sliding gate.

Building shell:

Unit partitioning in cement-bonded masonry with plain concrete finish.

Floor slab: 2 metric tons / m² (to be confirmed with a soil survey).

Structure:

Metal framework, minimum headroom of 6 m under girder in the activity area (variable depending on unit), mezzanine delivered with plain concrete finish, without stairs or guardrails.

Façades consisting of horizontal, vertical or flat double-skin cladding with RT2012-compliant insulation in accordance with the architect's plans.

Roofing on steel deck with RT2012-compliant insulation.

Heavy-duty electrical supply for common areas (lighting, totem signs and gate).

Enedis C5 low-voltage meter installation; P<= 12 KVA.

Aluminium window frames:

Fixed sliding sash or fixed sash windows made of plated aluminium extrusions and RE 2020-compliant insulated glazing. Tilt and turn windows.

Steelwork:

Ground-level manual sectional doors 3x3.5 mh in accordance with the architect's plans.

2 protective posts on the outside in front of the sectional doors of each unit.

Heavy-duty electrical supply and exterior lighting installed for each unit.

Enedis C5 three-phase low-voltage metering system installed.

Low-voltage distribution panel with 30% spare capacity installed.

2 x 2P+E 16A power sockets and an emergency stop switch installed nearby (1 per unit).

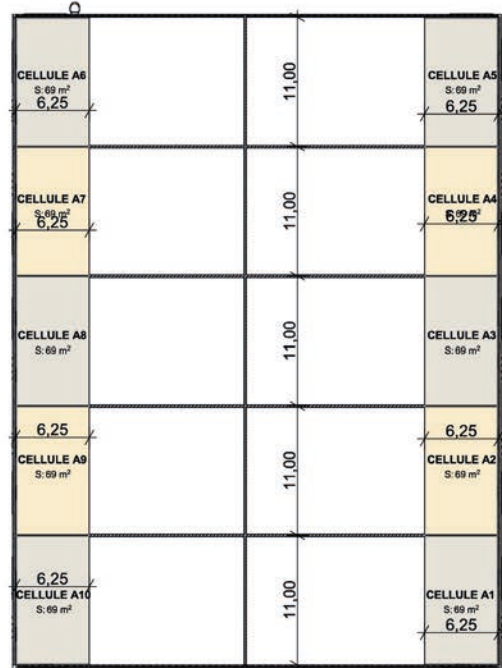
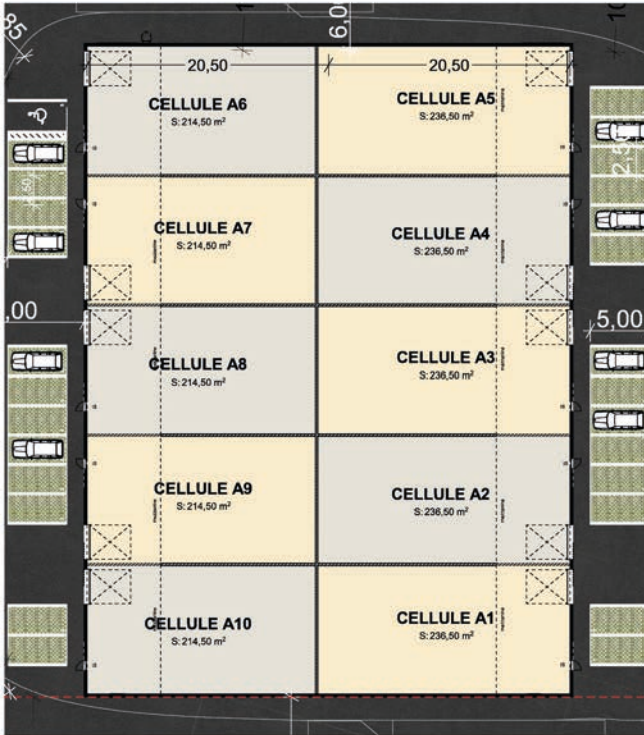
Outdoor LED lighting installed above the front door and controlled by a presence detector.

Water:

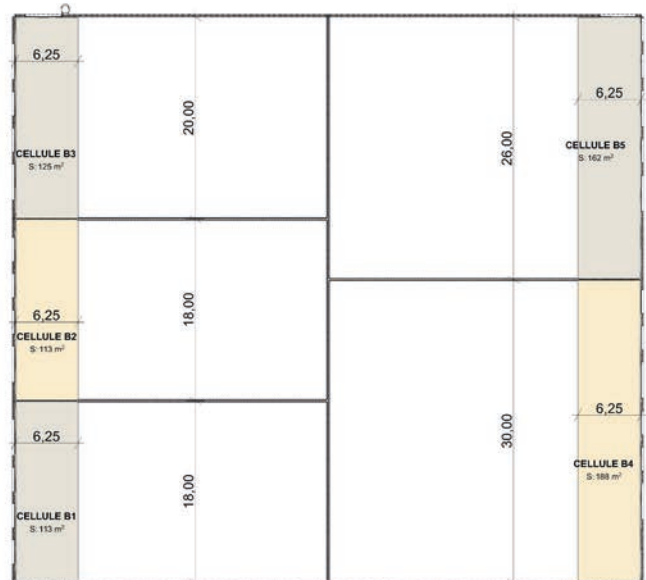
Networks pre-installed (including sub-metering) against the stringer inside the units.



INSIDE PLANS / BUILDING A

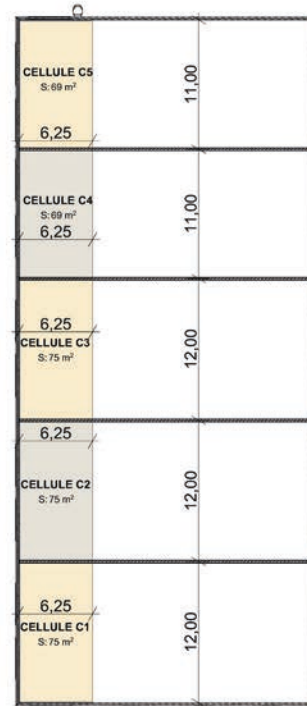
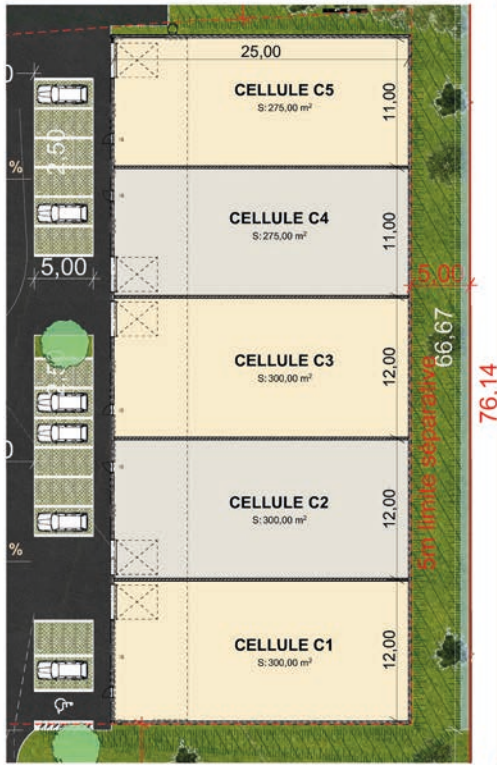


INSIDE PLANS / BUILDING B

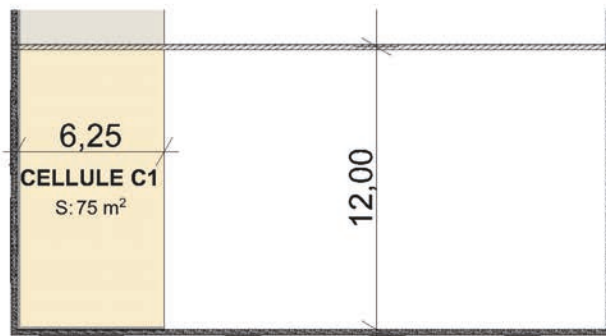
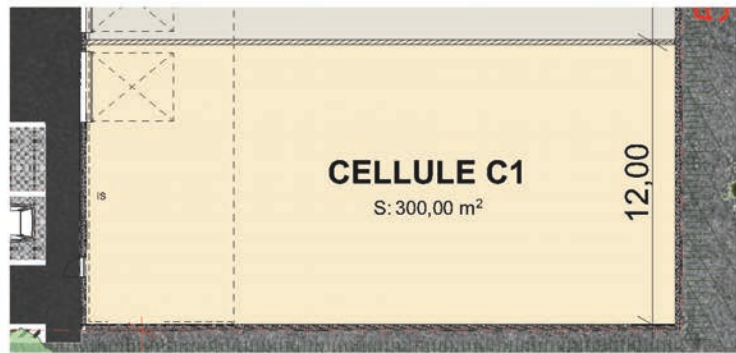
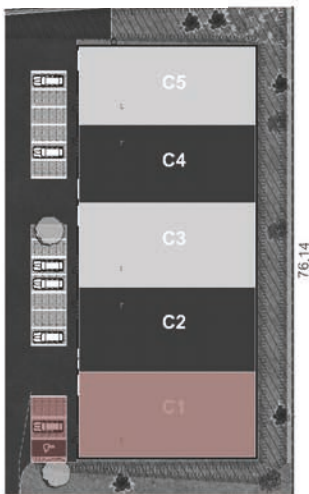




INSIDE PLANS / BUILDING C



UNIT EXAMPLE



SURFACE SDP BRUT TOTALE : 375m²

