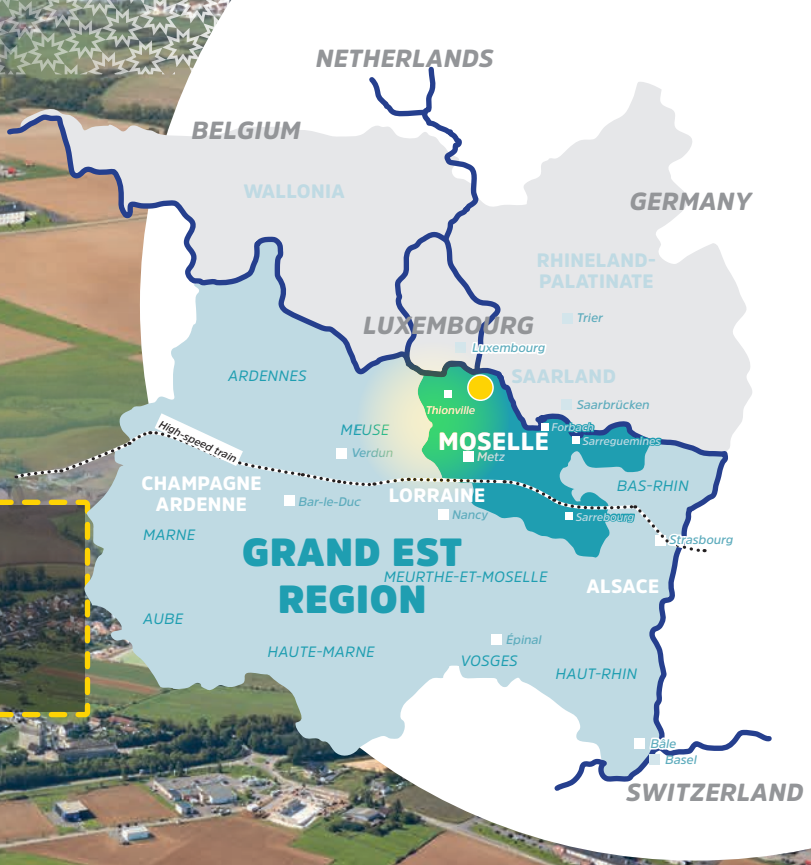


# METZERVISSE BUSINESS PARK (10 MINUTES FROM THONVILLE)

- > Total surface area: 20 ha
- > Available surface area: 8 ha
- > Surface area of the largest plot: 3 ha



## PARK

MOSL

- > INDUSTRIAL, SMALL BUSINESSES AND COMMERCIAL BUSINESS PARK.
- > ON THE THIONVILLE-SAARLOUIS CORRIDOR, ALONG THE DEPARTMENTAL ROAD 918.
- > RIGHT NEXT TO THE YUTZ BYPASS AND 8 MINUTES FROM THE A31 MOTORWAY.
- > 10,000 VEHICLES A DAY.
- > IT'S EASY ACCESS SIMPLIFIES LOGISTICAL MOBILITY, BY CUTTING DOWN ON TRAFFIC IN URBAN AREAS AND VILLAGES.
- > 28,000 INHABITANTS LESS THAN 10 MINUTES AWAY.
- > 13 COMPANIES LOCATED IN THE PARK.

> Price per m<sup>2</sup> of serviced area:  
between €30 and €75 excl. VAT/m<sup>2</sup>

**LINKS**



To the west: the A31 motorway (Dijon – Luxembourg). To the south: the A4 motorway (Paris – Strasbourg). To the east and north: the A620 motorway (Saarbrücken – Luxembourg).



Three TGV high-speed train stations: Metz, Thionville, Lorraine TGV to take the eastern high-speed train (TGV Est) and a dense Grand Est TER regional express train network.



Luxembourg city international airport. Lorraine Airport.



Inland waterway (wide gauge to the Rhine).



**SERVICES**

<b>WATER</b>	PE 63mm.
<b>ELECTRICITY</b>	MV and LV. Available electrical power ratings to be validated with ENEDIS (French electricity company) depending on the project: low voltage: up to 249 kVA and medium voltage: private electrical substation from 250 kVA.
<b>GAS</b>	4 bar. PE 110mm.
<b>DRAINAGE AND SEWERAGE DISPOSAL</b>	Wastewater: PVC 200mm. Rainwater: PVC 315mm.
<b>DIGITAL</b>	Fibre: coverage area.
<b>EMPLOYEE SERVICES</b>	1 day nursery.

- > Potential to construct a building with a height of more than 15 m: no (10 m maximum)
- > Land type: Communauté de Communes de l'Arc Mosellan (Arc Mosellan Community of municipalities)
- > Planning procedure: no
- > Site zoning: 1AUX (intended for small business, industrial, commercial, service and office activities)



**ON-SITE ACCESSIBILITY**

- motorway junction
- river access in the area
- airport area
- rail link
- port facilities
- multi-modal hub
- none
- other: Departmental road 918 with roundabout for access

**SURVEYS ALREADY COMPLETED**

- > Preventive archaeology, impact assessment, environmental assessment, water legislation assessment, soil mechanics analysis, urban planning review

**MAIN COMPANIES**

- > ALDI, CARREFOUR CONTACT, DANIEL MOQUET, LEMAT etc.



**SOCIO-CULTURAL AND LEISURE FACILITIES**

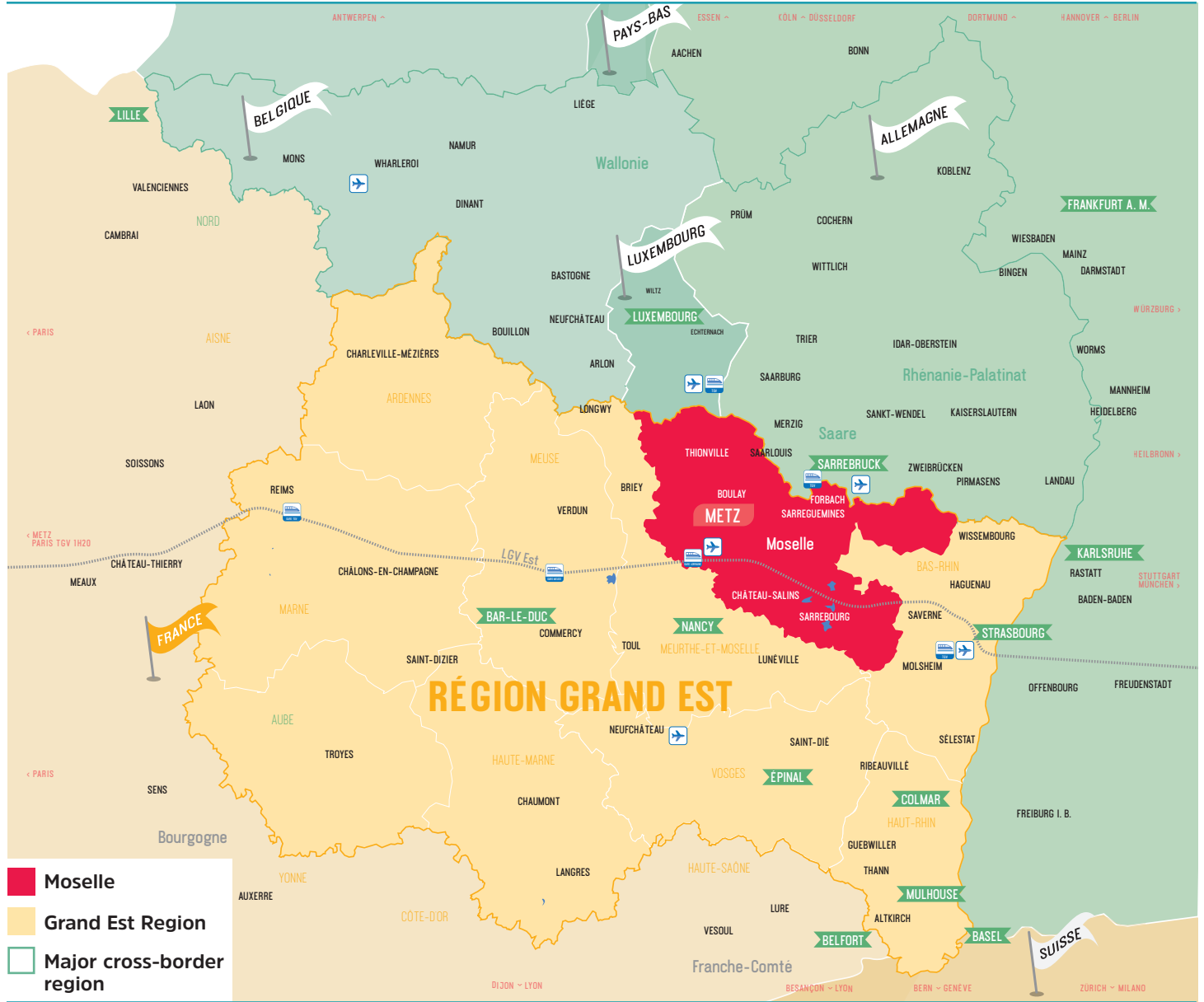
**Education**

Metzervisse: nursery and primary schools.  
 Kedange-sur-Canner: secondary school.  
 Thionville: general and technological high schools.

# MOSELLE

## IN THE HEART OF THE GRAND EST REGION

### MAJOR EUROPEAN REGION



> A unique cross-border location (FR/DE/BE/LU)

> Extensive traffic of cross-border workers and consumers in a vibrant economic area



Total population  
**14,849,434**  
inhabitants



Surface area of  
**99,288 km<sup>2</sup>**



**2 EU capitals**  
Strasbourg  
& Luxembourg