

# COMMERCIAL PREMISES FOR SALE

## > PORCELETTE



## BUILDING



MOSL

## ID CARD

### PREMISES LOCATED ON LE COMPOSITE PARK IN PORCELETTE:

- > a technology hub devoted to composites and plastics
- > an exceptional location close to Germany, Luxembourg 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, large-gauge waterway, East European TGV high-speed train.

### AVAILABILITY:

- > immediate

### FINANCIAL TERMS AND CONDITIONS:

- > on application.

### > DATE OF CONSTRUCTION: 2019.

### > LAND: 30+32 ares

### > GROUND FLOOR:

- 2 workshop units of 120 m<sup>2</sup> with sectional doors (one of which is air-conditioned).
- 1 workshop unit of 300 m<sup>2</sup> equipped with 2 sectional doors (leased).
- lobby, technical area and sanitary facilities (2 x toilets and showers) covering 80 m<sup>2</sup>.

### > ON THE FIRST FLOOR:

- 1 high-standard open space, with windows, air-conditioning and electric opaque shutters (325 m<sup>2</sup>).
- 1 fitted kitchen 18 m<sup>2</sup>.
- 1 separate office unit of 150 m<sup>2</sup>.
- 1 office room 18 m<sup>2</sup>.
- 2 paved patios with access via bay windows (1 X 35 and 1 X 50 m<sup>2</sup>).

### > PARKING AREA: 20-25 spaces.

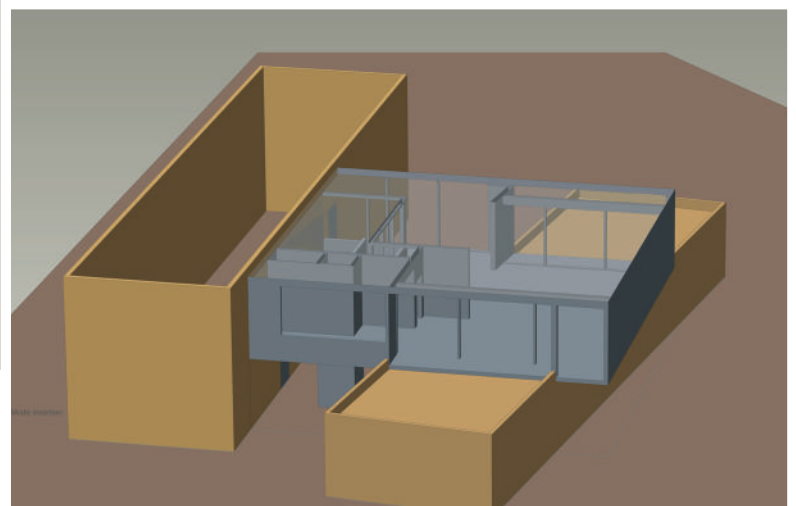
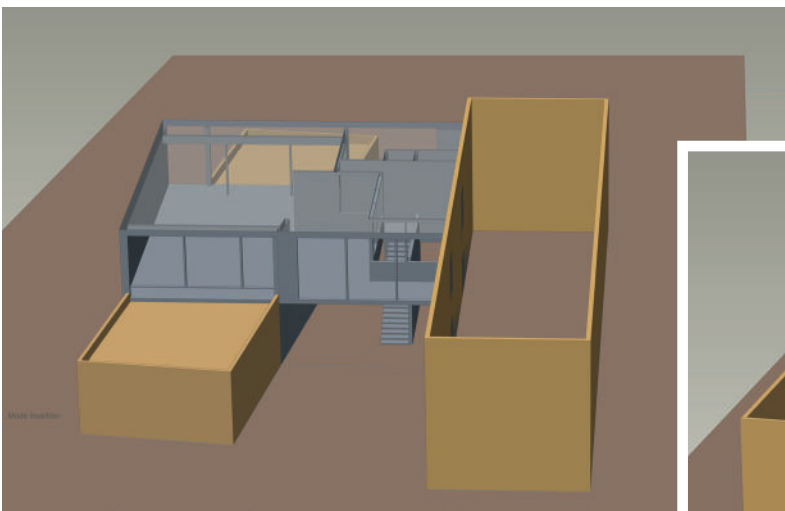
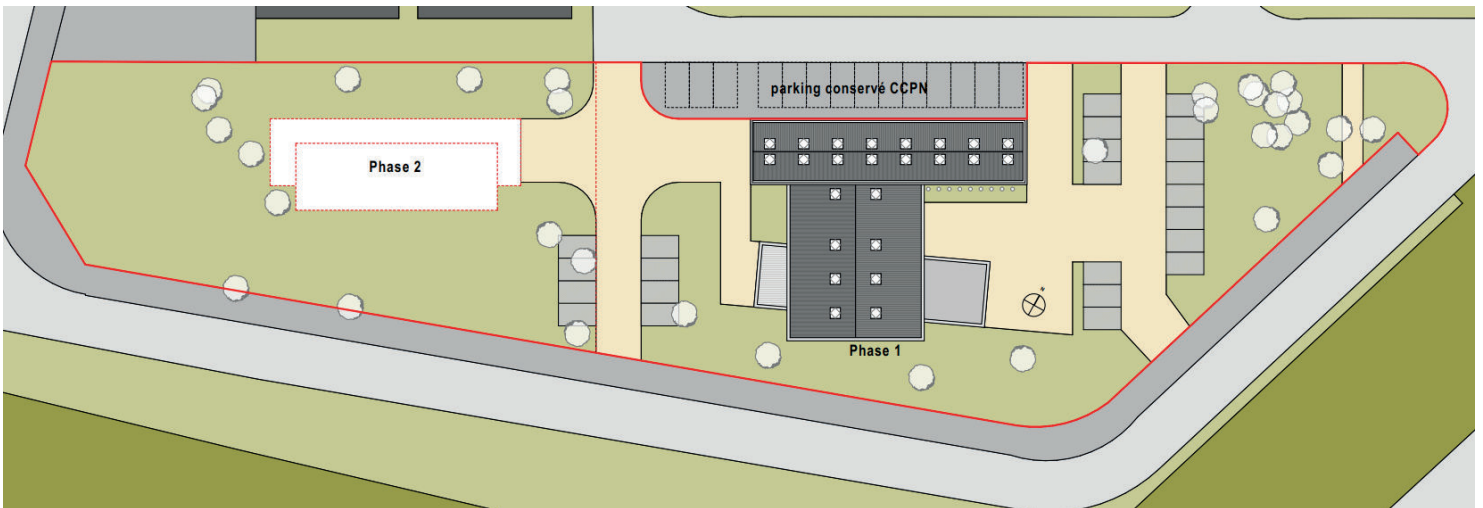
### > HEATING: reversible air-conditioning complemented by gas.



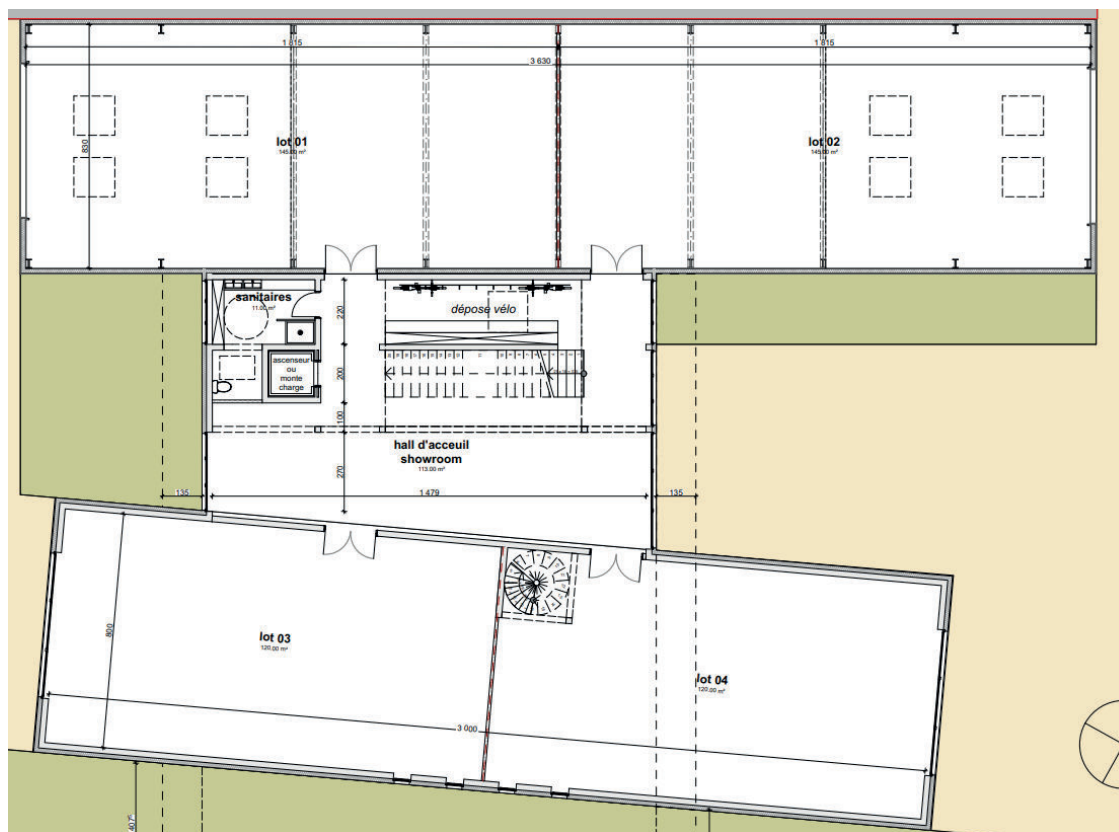
## REAR VIEW



## LAYOUT



## GROUND FLOOR



## FIRST FLOOR

