

COMMERCIAL PREMISES FOR SALE

> PORCELETTE



ID CARD

GERMANY

BAS-RHI

SWITZERLAND

HAUT-RHIN

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 m² with sectional doors (one of which is air-conditioned).

NETHERLANDS

LUXEMBOURG

ET-MOSELLE

Épi

VOSGES

MEUSE Verdun Mezelle MOSELLE

GRAND EST

REGION

HAUTE-MARNE

BELGIUM

CHAMPAG ARDENN

MARNE

AURE

- 1 workshop unit of 300 m² equipped with 2 sectional doors (leased).
- lobby, technical area and sanitary facilities (2 x toilets and showers) covering 80 m².

> ON THE FIRST FLOOR:

- 1 high-standard open space, with windows, air-conditioning and electric opaque shutters (325 m²).
- 1 fitted kitchen 18 m².
- 1 separate office unit of 150 m².
- 1 office room 18 m².
- 2 paved patios with access via bay windows (1 X 35 and 1 X 50 m²).

> PARKING AREA: 20-25 spaces.

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

MEMBRES



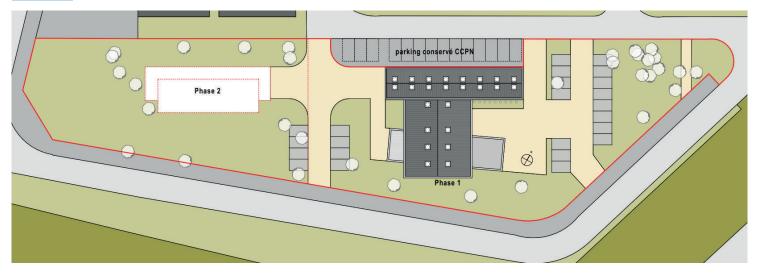
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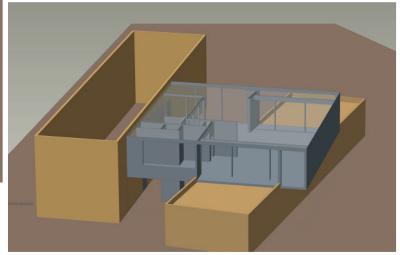
REAR VIEW



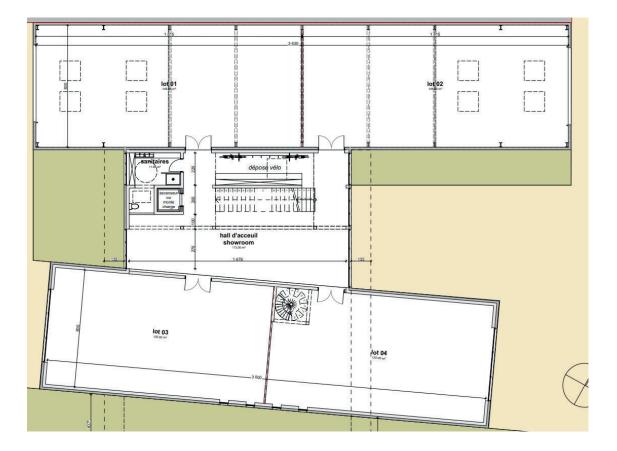
LAYOUT



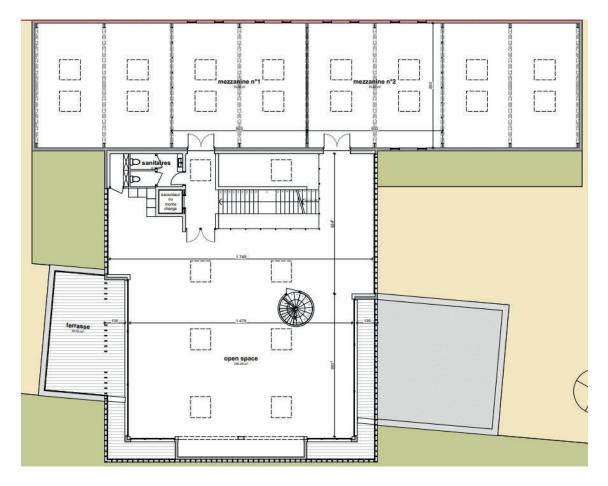




GROUND FLOOR



FIRST FLOOR



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