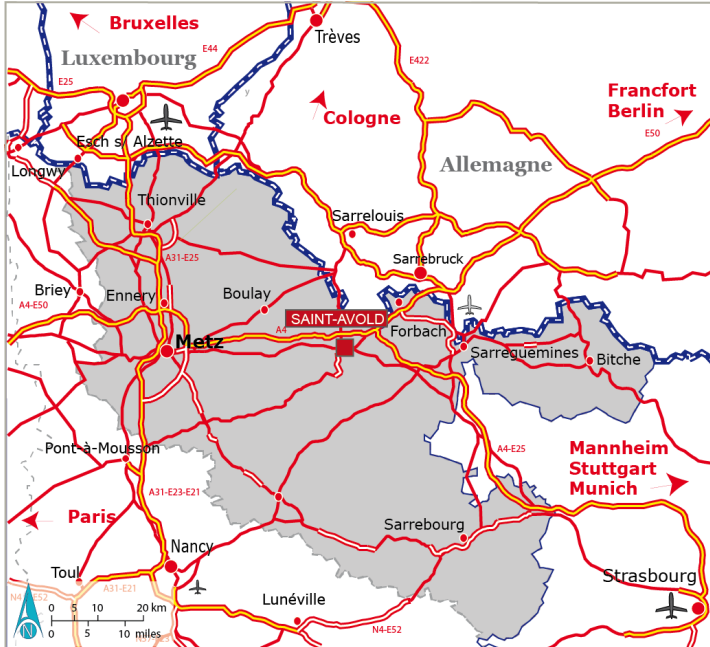


SAINT-AVOLD

Europort

**Warehouses
FOR RENT**



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Area

Warehouses 20,000 m²
Offices + staff facilities 30 m²

(the building could be divided according to need)

Access

Access from motorway A4 – exit No. 39 Saint-Avold – direction Carling, Creutzwald - EUROPORT exit from roundabout.

Description

Industrial premises

- Steel frame structure - height: 7.50 m – 10 m (ridge).
- Steel sheet roof covering + insulation.
- Walls: cladding with insulation.
- Smooth concrete floor.
- 10 dock levellers, 2 fixed docks.
- Two covered doorways at ground level, with 5x5 m entrance.
- Screening available to separate different tenants.
- Railway track (120 m) entering the building
- Industrial lighting.
- Gas-fired heating.
- Sprinklers.
- Intruder alarm and fire alarm.

- HGV access guaranteed from the road.
- Loading stations for forklift trucks.
- Telephone line.

Offices + staff facilities

- Single-storey building (electricity and telephone line available) with 12 m² office space, 10 m² social space and 2 separate WCs.
- 2,000 m² car parking and HGV access.
- Green areas.

Rental terms

Annual rent:

- Depot: negotiable, depending on area.
- Offices: included in depot rental.

*Payable monthly.
Deposit: 3 months rent excl. VAT (negotiable).*

Availability

Immediate.