

ENNERY / TREMERY / FLEVY / ARGANCY

ZAC des Bégnennes



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MAIN BUSINESSES IN THE SECTOR

COMPANY NAME	LOCATION	BUSINESS	WORKFORCE
CRYOLOR	Ennery	Gas tanks	145
CIMULEC	Ennery	Multi-layer circuits	72
BUZOGANY	Jonquières	General mechanical engineering	60
CMPM	Ennery	Construction materials trading	59
ALLOIN – KUEHNE + NAGEL GROUP	Jonquières	Road and international freight transport	50

TECHNICAL DATA

Intended primarily for the services sector, the Bégnennes park can also accommodate small business, hotel and catering activities.

At the entrance to the park, an 18,000 m² plot was sold for the construction of a Carrefour Market supermarket with a shopping centre. Another plot was sold to France Pare-Brise, to relocate its company head office and its national call centre there. Two small contracting businesses are also located in the park: DOM EST (installation of gates) and AYRIKAN (wall rendering).

Location

South of Ennery, opposite the Les Jonquières industrial park. Less than 15 km from Metz. Less than 20 km from Thionville.

Area

Total area 10 ha (25 acres)
Available area 5.2 ha (12.4 acres)

Price

The plot sale price has been set taking into account the 'display window' effect generated by locations beside the RD1 main road: **30 EUR excl. tax/m² for plots located in view of the road and 26 EUR excl. tax/m² for plots located further back.**

Developed property tax

Ennery: 8.54 %

Other taxes

Exemption from the development tax.
The CFE (business land contribution) rate is set at 18.39 %.

Relief

Smooth slope less than 2 cm per metre over most of the site.

Environment

Positioned along the D1 road, the park is adjoined to the east by a housing development promoted by the municipality.

Ground composition

Very good bearing capacity.
Permissible stress: 2 bar between 1 and 2 m depth.

LINKS

Road

The RD1 Thionville-Metz road (dual carriageway) runs alongside the park and provides access 3 km to the south to the A4-E50 and A34-E25 motorways for Paris, Metz, Saarbrücken and Strasbourg, and by an interchange less than a kilometre away to the A31-E25 motorway for Luxembourg, Thionville, Metz and Nancy (and beyond Nancy to the Burgundy-Lorraine motorway).

Distances (km)

Metz	15	Brussels	280
Luxembourg	50	Frankfurt	290
Saarbrücken	70	Paris	340
Strasbourg	180	Lyon	470
Karlsruhe	260		

Rail

15 km from Metz station for main line freight and passenger services (Calais-Basle, Paris-Strasbourg, Amsterdam-Brussels-Milan). Links with Thionville, Luxembourg and Nancy by regular Métrolor regional train services.

4 km from Maizières-lès-Metz station. 5 km from Hagondange station. TGV Paris-Metz (HST), stopping at Thionville and Metz (Paris-Metz trip time 1.5 hours).

Air

40 km from Metz-Nancy-Lorraine regional airport.
Luxembourg-Findel (50 km) and Brussels (240 km) international airports.
80 km from Saarbrücken-Ensheim airport.

Waterway

From Thionville-Illange river port (15 km), access to the Rhine, Antwerp and Rotterdam by 2400-ton self-propelled Rhine barges. The locks can accommodate two 1500-ton barges with their pusher tug or large self-propelled barges 10.5 m in beam and 110 m long.

IMPROVEMENTS AND UTILITIES

Fully-serviced plots (potable water, wastewater and runoff water systems, electricity, gas, telephone, cable television, broadband), all in a particularly well landscaped setting.

Roads

The industrial park is located beside the RD1 dual carriageway. The on-site service roads have a right-of-way of 16 m.

Railway

The western sector and most of the eastern sector are served by a branch track from the main line. Connection to the Metz-Woippy marshalling yard (largest in France).

Electricity supply

Supply by the Usine d'Electricité de Metz (Metz municipal power utility). Total power capacity: 40,000 kVA.
Distribution by 17.5 kV underground cable. Average power 100 kW/ha.

Gas supply

Dutch natural gas supply grid. Power: 500 therms/h/ha.
Underground network (4 bar) within the park.

Water supply

Potable water: capacity for the park: 30,000 m³/day.
Groundwater pumping possible.

Drainage and sewage disposal

Separate sewer systems. The businesses must treat all industrial liquid waste before discharge.

Telecommunications

Public telephone system. Underground cable within the park. Connection available to the Moselle department broadband network (RHD 57). Optical fibre deployment from 01/07/2012 (superfast broadband).

SOCIOCULTURAL AND LEISURE FACILITIES

Leisure

Indoor sports and tennis in Ennery. Indoor swimming pool in Maizières-lès-Metz (5 km). Watersports centre at Olgy-Argancy (5 km). Walking-relaxation: Canner valley (6000 ha (15000 acres) of woodland); Vigy narrow-gauge tourist train.
Amnéville-les Thermes leisure park (12 km). Walygator theme park at Maizières-lès-Metz (5 km).

Education

Middle school in Maizières-lès-Metz. Technical and professional high schools in Talange, Rombas, Fameck, Moyeuvre-Grande, etc. Higher education: University and engineering schools in Metz (15 km) including ESIDEC-ICN (logistics)