

SAINTE-MARIE-AUX-CHÊNES

**Parc d'Activités Communautaire
« Champelle »**

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MAIN BUSINESSES IN THE SECTOR

COMPANY NAME	LOCATION	BUSINESS	WORKFORCE
SOVAB	Batilly (3 km)	Vehicle manufacture	2 100
CORA	Ste-Marie	Hypermarket	241
LA FOURNÉE DORÉE LORRAINE	Ste-Marie	Production of Viennese pastries	159
TREFFERT SA	Ste-Marie	Masterbatches for plastics processing	34
GRUAU LAVAL	Ste-Marie	Cars bodywork	22
CONDILUXE	Ste-Marie	Perfumes and cosmetics packaging	18
PRO CONCEPT	Ste-Marie	Engineering, technical studies	15
ERI EST	Ste-Marie	Special machines for industry	15

TECHNICAL DATA

Location

The park is located at Sainte-Marie-aux-Chênes on the edge of the built-up area.

Area

Total area 41.28 ha (102 acres)
Available improved area 31.69 ha (78.3 acres)

Sale price

- Development of plots cleared as platforms after cut and fill levelling work 19.08 EUR excl. tax/m²
- All plots other than platforms 12 EUR excl. tax/m²

Developed property tax 28.10 %

Relief

Quite gentle: shallow slopes of no more than 3 cm/m along the steepest line and only in some places. Average height: 270 m above NGF (French datum)

Ground composition

Clays with broken limestone, very good compressive strength. The buildings already constructed have not been subject to any extra costs due to special foundations.

LINKS

Road

The park is linked directly with the A4-E50 Metz-Paris motorway at the Ste-Marie-aux-Chênes junction (Auboué exit) (1 km). 40 km east of Metz, a branch of this motorway connects with the German motorway system at Saarbrücken. 15 km from Sainte-Marie-aux-Chênes, the A4-E50 motorway interchanges with the A31-E25 Thionville-Metz-Nancy motorway, which continues to Luxembourg and Dijon.

Distances (km)

Metz	25	Brussels	270
Luxembourg	60	Frankfurt	280
Saarbrücken	100	Paris	380
Strasbourg	200	Lyon	420
Karlsruhe	200		

Rail

4 km from the nearest freight yard, at Auboué. The park is 12 km from Woippy marshalling yard (the leading marshalling yard in France). TGV Est (HST) at Metz station.

Air

45 km from Metz-Nancy-Lorraine regional airport (links with the major French cities). 60 km from Luxembourg-Findel international airport (links with the major European cities and the USA). Cargolux provides many intercontinental freight links.
110 km from Saarbrücken-Ensheim airport (links with the major German cities).
10 km from Doncourt-lès-Conflans business aerodrome (class C).

Waterway

25 km from Metz river port, access to the Rhine, Antwerp, 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 with a draught of 3.00 m.

IMPROVEMENTS AND UTILITIES

Roads

Park access from the RN43 or from the A4-E50 motorway via the RD57.

Electricity supply

The park is supplied by two dedicated looped 20 kV electricity lines. Two transformers in the park supply small consumers directly with 380/220 V.
No waiting period for connection; underground cable necessary.

Gas supply

Connected to the national grid. Pressure regulator station at Sainte-Marie-aux-Chênes, pressure 4 bar.

Water supply

The park is supplied with potable water through a pipe 125 mm in diameter passing through the park and through a 300 mm pipe for fire-fighting and supply of very large volumes.

Drainage and sewage disposal

Individual provision necessary.

Telecommunications

Underground cables.
Connection available to the Moselle department broadband network (RHD 57).

SOCIOCULTURAL AND LEISURE FACILITIES

Leisure

2 gymnasiums, one 800 m² and the other 1,052 m² with raked seating (372 seats), judo hall 225 m², multi-activity hall 600 m². All indoor activities, all team sports. 2 outdoor tennis courts.
Sainte-Marie-aux-Chênes is 15 km from the large leisure centre in Amnéville-les-Thermes (spa, fitness centre, casino, zoo, indoor ski slope, 12,000-seat Galaxie arena, etc.).

Education

Middle school 900 places. General, technical and vocational high schools in Metz, Rombas, Jarny, Auboué and Briey, all within 20 km. School bus system operates in all cases.
In Metz: university, five engineering schools, several university institute sections, business school.

ECONOMIC ENVIRONMENT

Sainte-Marie-aux-Chênes has all types of shops, including a Cora hypermarket. 20 km from the Metz conurbation (200,000 inhabitants), a major centre of attraction.