

**GANDRANGE**

**Zone des Brequettes**



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**MAIN BUSINESSES IN THE SECTOR**

| COMPANY NAME        | LOCATION  | BUSINESS  | WORKFORCE |
|---------------------|-----------|---|-----------|
| FASO                | Gandrange | Heating, sanitation, air-conditioning and electricity | 25        |
| MENUISERIE DE L'EST | Gandrange | Wood, aluminium and PVC joinery                       | 15        |
| ZINSNER             | Gandrange | Metal work  | 15        |
| HENRY               | Gandrange | Gear manufacture                                      | 10        |
| CARTOMANIA          | Gandrange | Exotic product import-export                          | 10        |

## TECHNICAL DATA

### Location

20 km from Metz and 12 km from Thionville, in the lower valley of the river Orne 3 km from its confluence with the river Moselle.

### Area

Total area 30 ha (74 acres)  
Available area 10 ha (25 acres)

### Price

Sale price as of 22/05/2012 14 EUR excl. tax/m<sup>2</sup>

### Developed property tax

NC %

### Relief

Flat.

### Environment

Park located on an intermediate terrace. The upper terrace is wooded, while 30 m lower down in the Orne valley is a steelmaking complex.

### Ground composition

Clayey subsoil with alluvial deposits. No technical constraint.

## LINKS

### Road

Park located beside the RD54; link with the RN57 (Moselle corridor) by a 3 km main road.

5 km from a motorway junction. The park is about 15 km from the Hauconcourt motorway interchange (A4-E50: Paris-Strasbourg-Saarbrücken and Germany; A31-E25: Luxembourg- Metz-Nancy-Lyon). The A30 motorway to Brussels is 5 km to the north.

### Distances (km)

|             |     |           |     |
|-------------|-----|-----------|-----|
| Metz        | 20  | Brussels  | 280 |
| Luxembourg  | 50  | Frankfurt | 290 |
| Saarbrücken | 80  | Paris     | 340 |
| Strasbourg  | 180 | Lyon      | 470 |
| Karlsruhe   | 260 |           |     |

### Rail

Hagondange station (7 km); regular services to Thionville, Luxembourg, Metz.

TGV Paris Est (HST) stops at Metz and Thionville.

### Air

40 km from Metz-Nancy-Lorraine regional airport (links with the major French cities).

45 km from Luxembourg-Findel international airport (links with the major European cities, as well as many intercontinental freight links by Cargolux) and 280 km from Brussels international airport.

100 km from Saarbrücken-Ensheim airport (links with the major German cities).

## IMPROVEMENTS AND UTILITIES

### Roads

Access to the RN57 main road and site service roads (width 7 m).

### Electricity supply

Underground network (20 kV and 380/220 V).

### Gas supply

Pressure 4 bar.

### Water supply

Potable: park connected to the municipal system.

### Drainage and sewage disposal

Separate sewer systems.

Telecommunications

Site connected to the national telephone and telex system. Connection available to the Moselle department broadband network (RHD 57).

## SOCIOCULTURAL AND LEISURE FACILITIES

Gandrange has local shops and facilities. Hagondange, Thionville and Metz, located less than 30 minutes away by road, have a full range of shopping facilities.

### Leisure

Tennis courts, sports grounds, a gymnasium and various halls are used for association, cultural and sports activities (library, youth and cultural centre, concert hall).

Gandrange is less than 10 km from the Amnéville-les-Thermes leisure complex (spa, fitness centre Thermapolis, indoor ski slope, casino, swimming pool, skating rink, zoo, tennis courts, giant aquarium, 12,000-seat Galaxie arena, hotels, restaurants, etc.).

### Education

Middle schools and general and technical high schools located in the district (Vitry-sur-Orne, Rombas, Moyeuvre-Grande, Fameck). Higher education: universities and higher engineering schools in Metz (20 km) and Nancy (80 km).