

LOGISTICS WAREHOUSE FOR RENT

> TRÉMERY



BUILDING



MOSL

ID CARD

- > Right in the heart of the Ennery-Trémery area, one of the five areas of intense activity in the European Rhineland region
- > Strategic location close to the A31 and A4 motorways, the two major routes serving Luxembourg, Germany and Belgium as well as the whole of France.
- > A rare commodity in the area!

SURFACE AREA

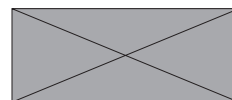
- > Land: 20,077 sq.m
- > Warehouse: 5,090 sq.m
- > Technical premises: 275 sq.m
- > Offices + staff facilities: 440 sq.m

DESCRIPTION

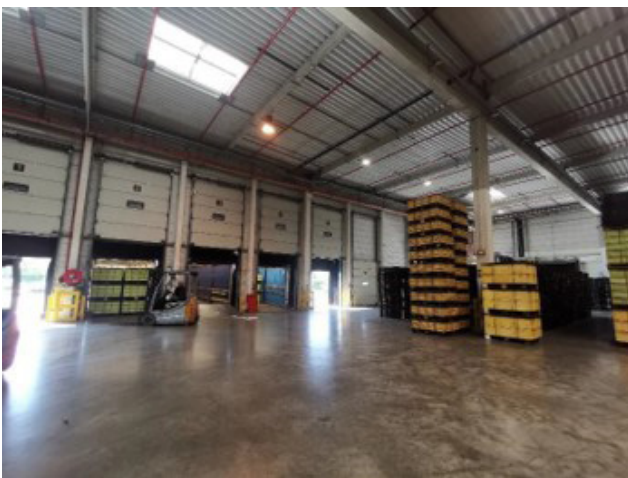
- > Secure fenced site - badged access.
- > 39 car parking spaces including 1 for people with reduced mobility. 7 sectional doors including 6 equipped with docks and 1 with ramp.
- > Overhead clearance: 7 m.
- > Floor load-bearing capacity: 5T/sq.m.
- > Charging room.
- > Sprinkler system
- > ICPE (Installations Classified for the Protection of the Environment): 2663, 263, 299, 1510
- > Partitioned and air-conditioned offices.

AVAILABILITY

- > Immediate.



DESCRIPTION



RENTAL TERMS

ANNUAL RENT: EX VAT/EX CHARGES €375,000
PROVISIONS FOR ANNUAL CHARGES: €8,000
ANNUAL PROPERTY TAX PAYABLE BY THE TENANT: € 23,180
AGENCY FEES PAYABLE BY THE TENANT: 20% OF ANNUAL RENT + VAT.

Type of lease: commercial lease

Tax regime: Rent + VAT

Payment of the rent: quarterly in advance

