

DO BUSINESS IN MOSL

# METZERVISSE BUSINESS PARK

- > Total surface area: 20 ha
- > Available surface area: 8 ha
- > Surface area of the largest plot: 3 ha



## PARK

## 10 MINUTES FROM TIONVILLE

MOSL

- > INDUSTRIAL, SMALL BUSINESSES AND COMMERCIAL BUSINESS PARK.
- > ON THE THIONVILLE-SAARLOUIS CORRIDOR, ALONG THE DEPARTMENTAL ROAD 918.
- > RIGHT NEXT TO THE YUTZ BYPASS AND 8 MINUTES FROM THE A31 MOTORWAY.
- > 10,000 VEHICLES A DAY.
- > ITS EASY ACCESS SIMPLIFIES LOGISTICAL MOBILITY, BY CUTTING DOWN ON TRAFFIC IN URBAN AREAS AND VILLAGES.
- > 28,000 INHABITANTS LESS THAN 10 MINUTES AWAY.
- > 13 COMPANIES LOCATED IN THE PARK.

### Price per m<sup>2</sup> of serviced area:

- > between €30 and €40 excl. VAT/m<sup>2</sup>: craft & industry
- > between €45 and €75 excl. VAT/m<sup>2</sup>: tertiary

MOSELLE ATTRACTIVITÉ  
2-4 rue du Pont Moreau • F-57000 METZ  
Tel.: (+33) 3 87 37 57 80 • Fax: (+33) 3 87 37 58 84  
contact@moselle-attractivite.fr  
www.moselle-attractivite.fr

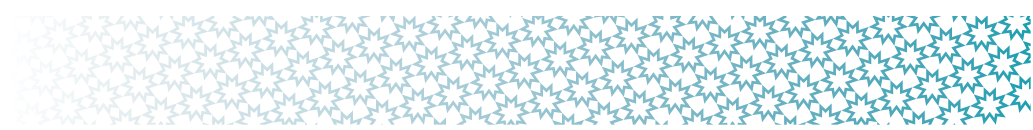
**MOSL**  
ATTRACTIVITÉ

"With the financial backing  
of the Grand Est region"

La Région  
**Grand Est**



**22 EPCI**  
MEMBRES



**LINKS**



To the west: the A31 motorway (Dijon – Luxembourg). To the south: the A4 motorway (Paris – Strasbourg). To the east and north: the A620 motorway (Saarbrücken – Luxembourg).



Three TGV high-speed train stations: Metz, Thionville, Lorraine TGV to take the eastern high-speed train (TGV Est) and a dense Grand Est TER regional express train network.



Luxembourg city international airport. Lorraine Airport.



Inland waterway (wide gauge to the Rhine).



**SERVICES**

<b>WATER</b>	PE 63mm.
<b>ELECTRICITY</b>	MV and LV. Available electrical power ratings to be validated with ENEDIS (French electricity company) depending on the project: low voltage: up to 249 kVA and medium voltage: private electrical substation from 250 kVA.
<b>GAS</b>	4 bar. PE 110mm.
<b>DRAINAGE AND SEWERAGE DISPOSAL</b>	Wastewater: PVC 200mm. Rainwater: PVC 315mm.
<b>DIGITAL</b>	Fibre: coverage area.
<b>EMPLOYEE SERVICES</b>	1 day nursery.

> **Potential to construct a building with a height of more than 15 m: no (10 m maximum)**

> **Land type: Communauté de Communes de l'Arc Mosellan (Arc Mosellan Community of municipalities)**

> **Planning procedure: no**

> **Site zoning: 1AUX (intended for small business, industrial, commercial, service and office activities)**



**ON-SITE ACCESSIBILITY**

- motorway junction
- river access in the area
- airport area
- rail link
- port facilities
- multi-modal hub
- none
- other: Departmental road 918 with roundabout for access

**SURVEYS ALREADY COMPLETED**

- > Preventive archaeology, impact assessment, environmental assessment, water legislation assessment, soil mechanics analysis, urban planning review

**MAIN COMPANIES**

- > ALDI, CARREFOUR CONTACT, DANIEL MOQUET, LEMAT etc.



**SOCIO-CULTURAL AND LEISURE FACILITIES**

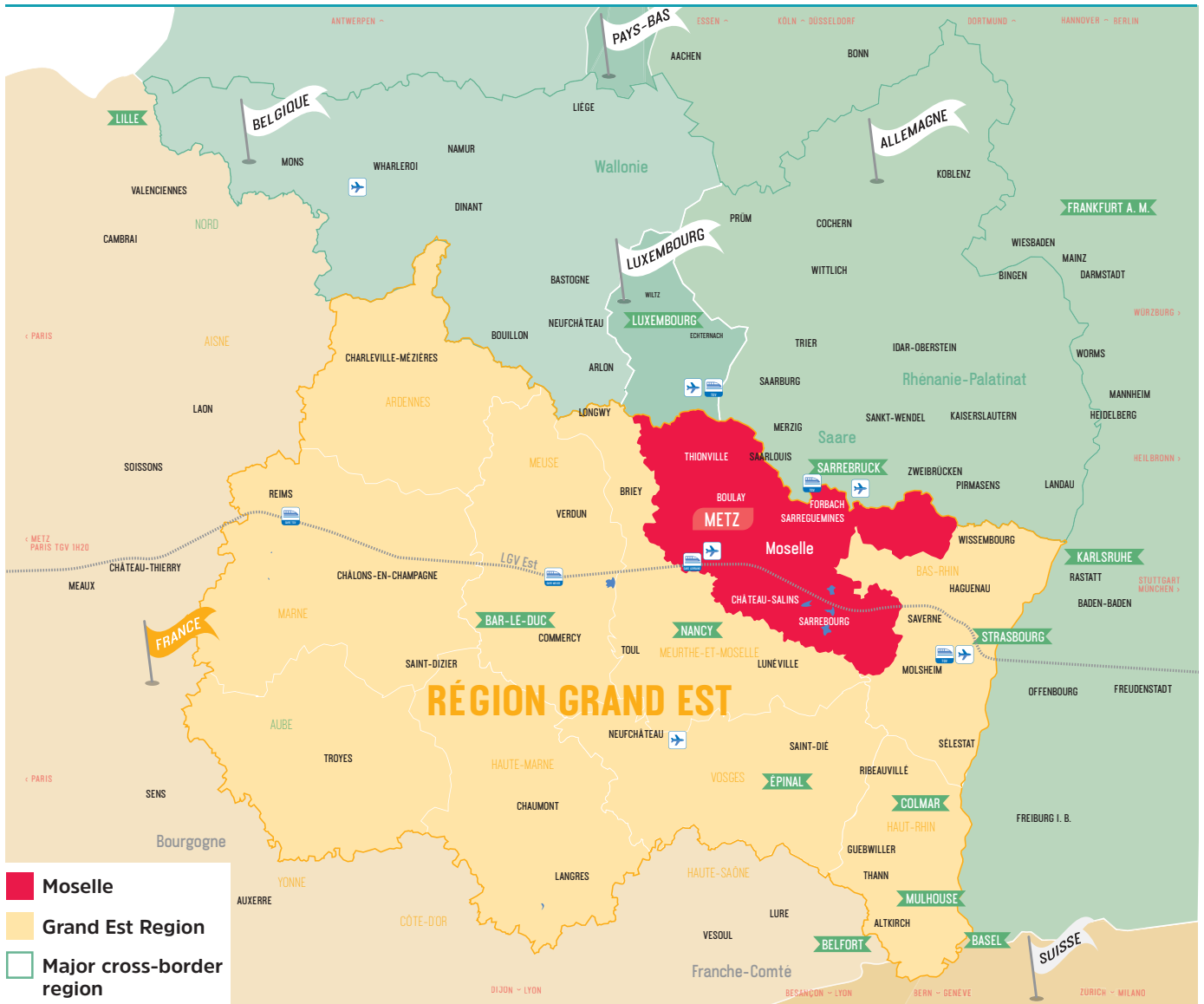
**Education**

- Metzervisse: nursery and primary schools.
- Kedange-sur-Canner: secondary school.
- Thionville: general and technological high schools.

# MOSELLE

## IN THE HEART OF THE GRAND EST REGION

## MAJOR EUROPEAN REGION



> A unique cross-border location (FR/DE/BE/LU)

> Extensive traffic of cross-border workers and consumers in a vibrant economic area



Total population  
**14,849,434**  
inhabitants



Surface area of  
**99,288 km<sup>2</sup>**



**2 EU capitals**  
Strasbourg  
& Luxembourg