

BUSINESS PREMISES

1,970 M²
FOR RENT> HOMBURG-
BUDANGE

BUILDING



MOSL

> LOCATED IN THE
HOMBURG-BUDANGE BUSINESS PARK:- 33 MINUTES FROM METZ:
VIA D2 OR VIA A4 AND D2.- 1 HOUR FROM LUXEMBOURG
VIA A31 AND A3.

- TRAIN.

> AVAILABLE: IMMEDIATELY

SURFACE AREA: 1,970 M² INCLUDING:

- > Offices on 2 levels: 332.89 m².
- > 1 warehouse: 1,018.33 m².
- > 1 warehouse: 475.02 m² including 201.11 m² on mezzanine.
- > 1 canopy: 143.29 m².
- > Large parking area.

DESCRIPTION

- > **Offices:** reception, 9 partially furnished offices, break room, archive areas, kitchenette, alarm system, heat pump heating system and air conditioning.
- > **Warehouse:** oil-fired air heaters, high sectional doors providing easy access for vehicles and equipment, 2 overhead travelling cranes, each with a capacity of 5 tonnes, to facilitate movement of heavy loads, fully renovated sanitary facilities and showers, access for persons with reduced mobility, break room, mezzanine for storage.
- > Large private parking area.
- > Outdoor storage area in a fenced yard.
- > Possibility of subdividing the warehouses and offices to suit specific requirements.



RENTAL TERMS

- > Annual rent: €99,900/year excl. taxes.
- > Annual rent/m²: €55/m²/year excl. taxes.
- > Annual charges: €5,700.00 excl. taxes.
- > Annual charges/m²: €3.12 excl. taxes/m².
- > Property tax: €3,680.00 Lessee.
- > Property tax/m²: €2.01 Lessee/m².
- > Agency fees: 30% excl. taxes of the annual rent excl. taxes, payable by the lessee.

The amount of the charges is an advance for charges. Subscription and maintenance costs to be paid directly by the lessee. Type of lease: Commercial lease, 3-6-9 years
 Tax system: VAT Deposit: 3 months' rent excl. taxes and charges Rent and charges: payable monthly in advance. Indexing: annual on lease effective date. Index: ILC (Indice des Loyers Commerciaux - Commercial Rent Index) or ILAT (Indice des Loyers d'Activité Tertiaire - Service Activities Rent Index) published by INSEE.