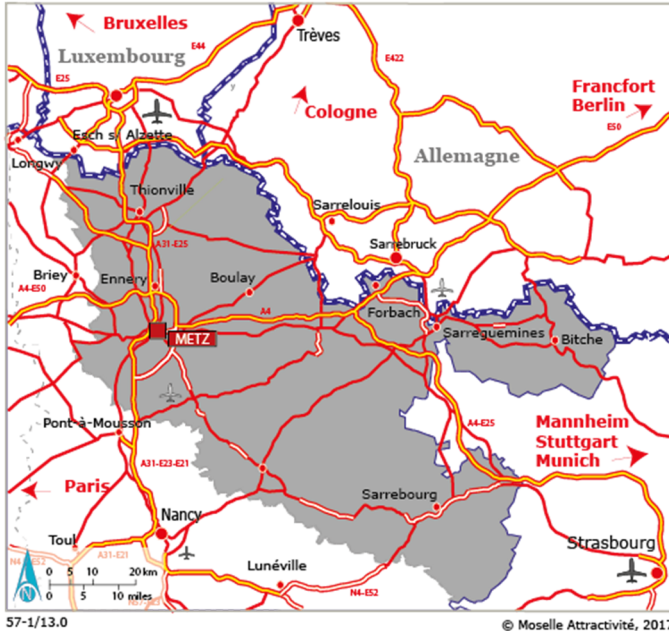


METZ
Amphitheatre Quarter

New offices
FOR RENT



**New office block of exceptional quality
located within "Les Muses" shopping centre
5 minutes on foot from Metz TGV station and public
transport.
Access separate from the shopping centre.**

Area

Area: 666 m²
Divisible from: 316 m²
Private underground car park 10 spaces
Public car park close by.

Services

Disabled access.

Details of spaces or divisions

LOT	ETAGE	NATURE	SURFACE
N2 02	N2	Bureaux	350 m ²
N2 03	N2	Bureaux	316 m ²

Access – Communications

- By bus: all routes to the station.
- By train: Metz TGV station 500 m.
- By tram: TCSP METTIS at the station.
- By road: A31/A4 Exit Metz Centre.
- By air: Luxembourg 45 min.

Availability

Immediate.

Services – facilities

- Air-conditioning: dual flow.
- Heating type: collective.
- Centralised technical management.
- Security: controlled access.
- Office layout: open-plan - partitioning by the tenant.
- Suspended ceiling: mineral fibre tiles 60*60.
- Technical skirting boards: 2-compartment.
- 2 lifts.
- Ceiling height: 2.70 metres.
- Office lighting: recessed light fittings.
- WC(s): private
- Air-conditioning source: urban system.
- Energy performance not provided.

Financial terms (excl. VAT and charges)

- **Rent per m²:** €180.00/m² per year
- **Single inside parking:** €1,100.00 / unit per year
- **Tax regime:** VAT
- **Service charges/year:** €30.00/m² per year
- **Land tax:** €12.90/m² per year

Terms of the lease

- Type commercial: 6-9 years lease (6 fixed).
- Deposit: 3 months' rental excl. VAT.
- Rent paid quarterly in advance.
- Tenant's fees: 15% plus VAT of rent excl. VAT and charges.
- Fee payment: on signature of the lease.