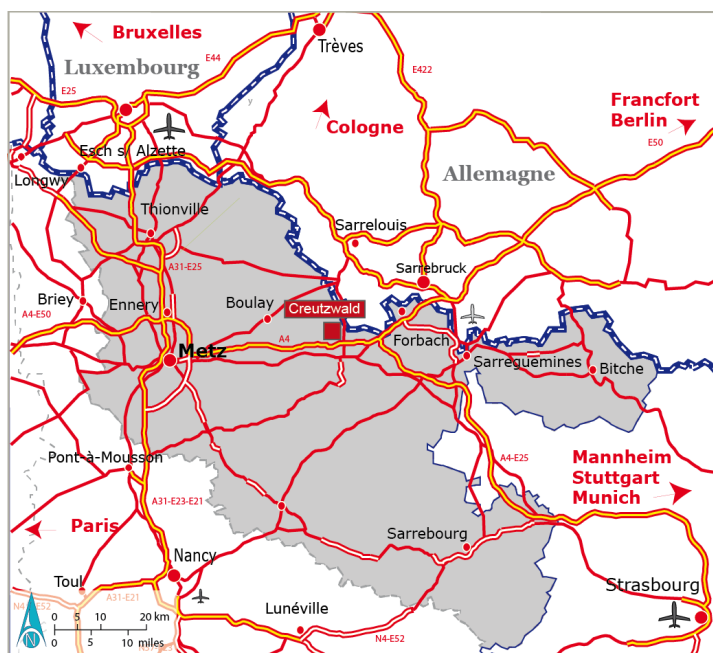


CREUTZWALD

Modular work spaces FOR SALE



A concept for tradespeople's fully modular premises enabling SMEs and professional tradespeople to access property ownership and spread their wings

Area

2,200 m² modular spaces.

Consisting of 2 storeys connected by an indoor staircase:

- 50 m² on ground-floor for a workshop or storage space,
- 50 m² on first floor for offices.

These modular work spaces can be adapted to meet everyone's needs, for a construction without limits: storage spaces, workshops, offices, etc.

Location

In Warndt Park in Creutzwald:

- this zone's strategic location will allow SMEs and tradespeople to make the most of this innovative, made-to-measure concept in an ideal, highly attractive border environment,
- the diversity of a border area like Warndt Park offers entrepreneurs a multitude of opportunities for collaboration and development.

Access

Rapid access to the French, German and Luxembourg motorway networks: A4 and 8/620.

Germany in 2 min and Luxembourg in 45 min.

Luxembourg Findel, Saarbrücken and Metz airports.

TGV high-speed train 25 min away.

Financial terms and conditions

Loans, subsidies and exemptions available

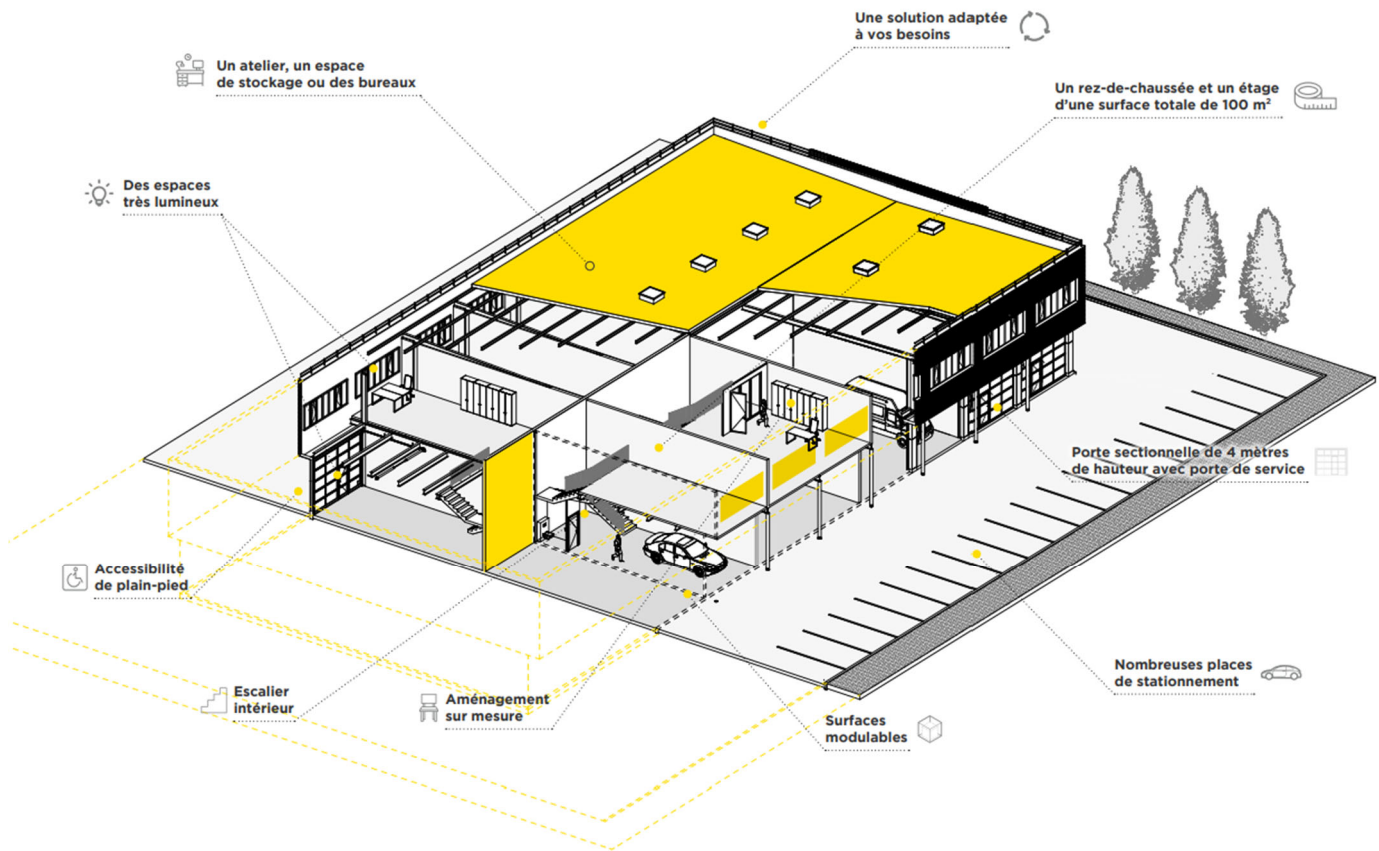
Sale price: consult us.

Availability

Mid-2022.

Work better, develop differently...

A made-to-measure space for your business activity



Un atelier, un espace de stockage ou des bureaux	A workshop, storage space or offices
Des espaces très lumineux	Very bright spaces
Accessibilité de plain-pied	Drive-in accessibility
Escalier intérieur	Indoor staircase
Aménagement sur mesure	Made-to-measure fitting out
Surfaces modulables	Modular areas
Nombreuses places de stationnement	Large number of parking spaces
Porte sectionnelle de 4 mètres de hauteur avec porte de service	Four-metre high sectional door with service door
Un rez-de-chaussée et un étage d'une surface totale de 100 m ²	Ground and upper floor with a total surface area of 100 m ²
Une solution adaptée à vos besoins	A solution suited to your needs