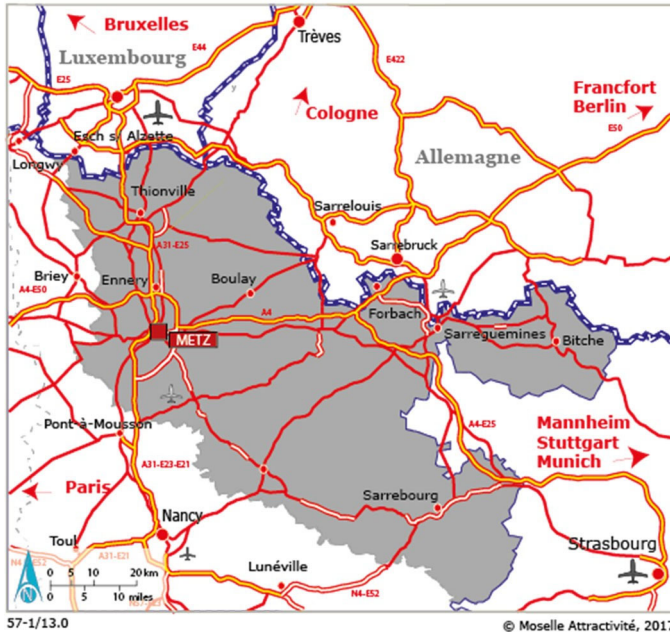


METZ

New offices FOR SALE



Rue aux Arènes, Metz.

At the heart of the Amphitheatre Quarter: Pompidou Centre, Robert Schuman Conference Centre, Muse Shopping Centre.
Close to the Metz pedestrian zone.



Area

Total area	3,045 m ²
Divisibility	400 m ²
Parking	49 spaces

Access - Communications

- Very close to Metz train station: Paris (1h20), Luxembourg City (45 min), Strasbourg (50 min).
- Airports: Luxembourg (45 min), Metz-Nancy (25 min).
- Access to A31 (Dijon / Nancy / Metz / Luxembourg): 5 min
 - ✓ Nancy: 35 min
 - ✓ Luxembourg: 35 min
- Access to A4 (Paris / Strasbourg): 10 min
 - ✓ Strasbourg: 1h40
 - ✓ Saarbrücken 50 min

Description

Modern architectural design, high level of comfort and flexibility through high-performance technical choices.
8 floors divisible into 16 half-floors.
The office spaces are fitted-out but not partitioned. Optional fitting-out to order.
Silo parking close by with 49 private spaces.

Services - facilities

- **Electricity:** Yellow tariff (240 kVA).
- **Lighting:** LED tile (standard NF EN 12464-1, Labour Code).
- **Wiring:** peripheral channels (including power points for 3 PCs per workstation and 2 RJ45 data sockets every 2.8 m around the outer walls).
- **Heating:** Urban heating/cooling system by cassette in the suspended ceilings (10 cassettes per floor).
- **Insulation.**

- **IT:** horizontal wiring to be provided by the tenant.
- **Intrusion:** trunking in place for connection.
- **WCs:** 1 block of WC's per floor.
- **Lift:** 1 lift (8 persons, max. load 630 kg).
- **Joinery:** Tilt-and-turn windows with thermal break, double glazing.
- **Air Handling Unit:** flows calculated on the basis of 1 person / 13 m² of floor area (excluding meeting rooms). In accordance with the Labour Code, the flowrate will be set to 25 m³/h per person for offices and 30 m³/h per person for meeting rooms.
- **Controlled access:** Trunking in place for installation of a swipe-in system.
- **Videophone.**
- **Modulation:** 1.40 m - Width of areas: 14.80 m² -
- **Maximum capacity per area:** 39 persons (R+2 to R+8).
- **Energy performance survey in progress.**

Availability

Immediate.

Terms and conditions of sale

- **Sale price:** €3,200/m² per year + VAT
- **Parking price:** €18,000 per space + VAT
- **Estimated charges 2020:** 20% of annual rent
- **Agency fees:** 5% of sale price + VAT
(i.e. 6% incl. VAT to be paid by the purchaser)
- **Type of assignment:** Unilateral promise of sale.
- **Tax regime:** registration fee.
- **Period for conditions precedent:** 3 months.
- **Reservation fee:** 10% of sale price.

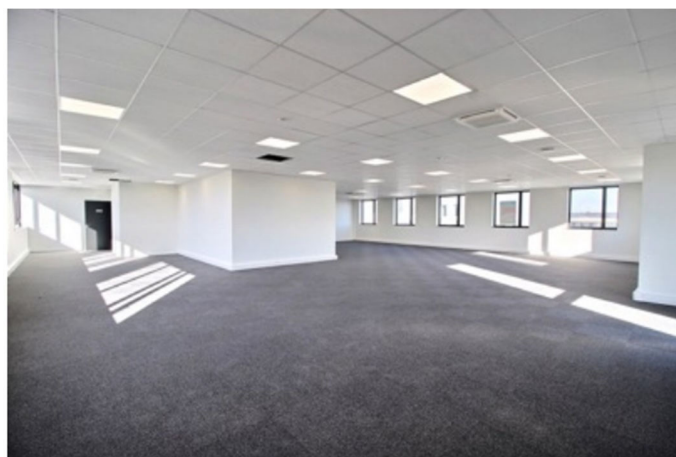


Table of areas available

Areas m²

Lots	Location	Tenants	Private part	Communal Part	Total
1	Ground floor	AVAILABLE	110,8	17	128
2	Ground floor	AVAILABLE	187,7	28	216
3	1st floor	AVAILABLE	171,5	26	197
4	1st floor	AVAILABLE	190,3	29	219
5	2nd floor	AVAILABLE	189	29	218
6	2nd floor	AVAILABLE	201,2	30	232
7	3rd floor	AVAILABLE	189,1	29	218
8	3rd floor	AVAILABLE	201,8	31	232

TOTAL : 4 floors

1 441.4 m²

218 m²

1 659 m²