




## Sud de Vireux-Molhain Business Area

 VIREUX MOLHAIN  For sale

**IDENTIFIER**  
ADEA1023

**TYPE OF PROPERTY**  
 Land / property

**AREA**  
A.F.R., B.E.R.

**AVAILABILITY**  
Immédiate

**MAX. SURFACE**  
70 000 m<sup>2</sup>

**SECABLE FROM**  
1 000 m<sup>2</sup>

### LOCATION



## Description

The Sud de Vireux-Molhain Business Area (French Ardennes) covers 9 ha and is designed for industrial and artisan businesses.

It is in an excellent location near the Belgian motorway network leading to Benelux and the north and east of France (1 hour 40 minutes from Brussels/2 hours 10 minutes from Lille).

A 7 ha site is currently for sale. It could be divided into plots of at least 1,000 m<sup>2</sup> if required.

Being located in a BER area aiming to boost employment, this means - almost uniquely in France - businesses can be exempt from social security and tax payments for five years (conditions apply).

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## B.E.R. area

This property is in low-tax BER area, where you can benefit, under conditions, from highly and unique in France tax incentive:

- Corporate income tax exemption for 5 years
  - Social security contributions exemption for 5 years
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## Equipment




*Parking*



*Réseaux et fluides*

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