





Terciarys Business Centre with 5,000 m² of divisible space

 CHARLEVILLE MEZIERES

 For sale  For rent

IDENTIFIER

ADEA1002

AREA

A.F.R., B.E.R.

MAX. SURFACE

312 m²

LOCATION



TYPE OF PROPERTY

 Office

AVAILABILITY

Immédiate

SECABLE FROM

87 m²

Description

Terciarys business center is located at the heart of the agglomeration's multi modal trade center, dedicated to service activities and offices.

Created by two promoters, the SEAA (Société d'Équipement et d'Aménagement des Ardennes) and Montroyal Immobilier, supported by the Council of the Charleville-Mézières/Sedan Agglomeration, Terciarys business center is participating in the implementation of a residential course for entrepreneurs.

Right next to Charleville-Mézières' TGV station, close to the A304 freeway (directly connected to Belgium's freeway system), this business center has real estate immediately available for sale or rental, from 55 to 1,500 m².

- Surface split between 2 halls
- Hall B on the first floor: from 55 to 230 m²
- Hall B second and third floors: from 100 to 650 m²
- Low emissivity insulating glass
- Controlled access with videophone on the Hall door
- Air-conditioning, heating, ventilation
- Green spaces with lawns and planting
- Air car parking and adjacent car park

Terciarys respects environmental requirements as it has been classified Bâtiment Basse Consommation (low consumption building) and its thermal performance conforms to RT2012.

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

Equipment




Adapté PMR



Parking

 +33 (0)3 24 27 19 95

 contact.insite@ardennes-developpement.com

Ardennes Développement - 19 boulevard Fabert, 08200 Sedan - France