



LONGVIC VEELLAGE

BOULEVARD EIFFEL – (21)



veellage
BY PROUDREED

LONGVIC VEELLAGE

ZEA – LONGVIC DIJON – LOT 3 – BOULEVARD EIFFEL – (21)



A few minutes from Dijon,
this Veellage offers flexible
solutions to perfectly meet
companies' requirements.

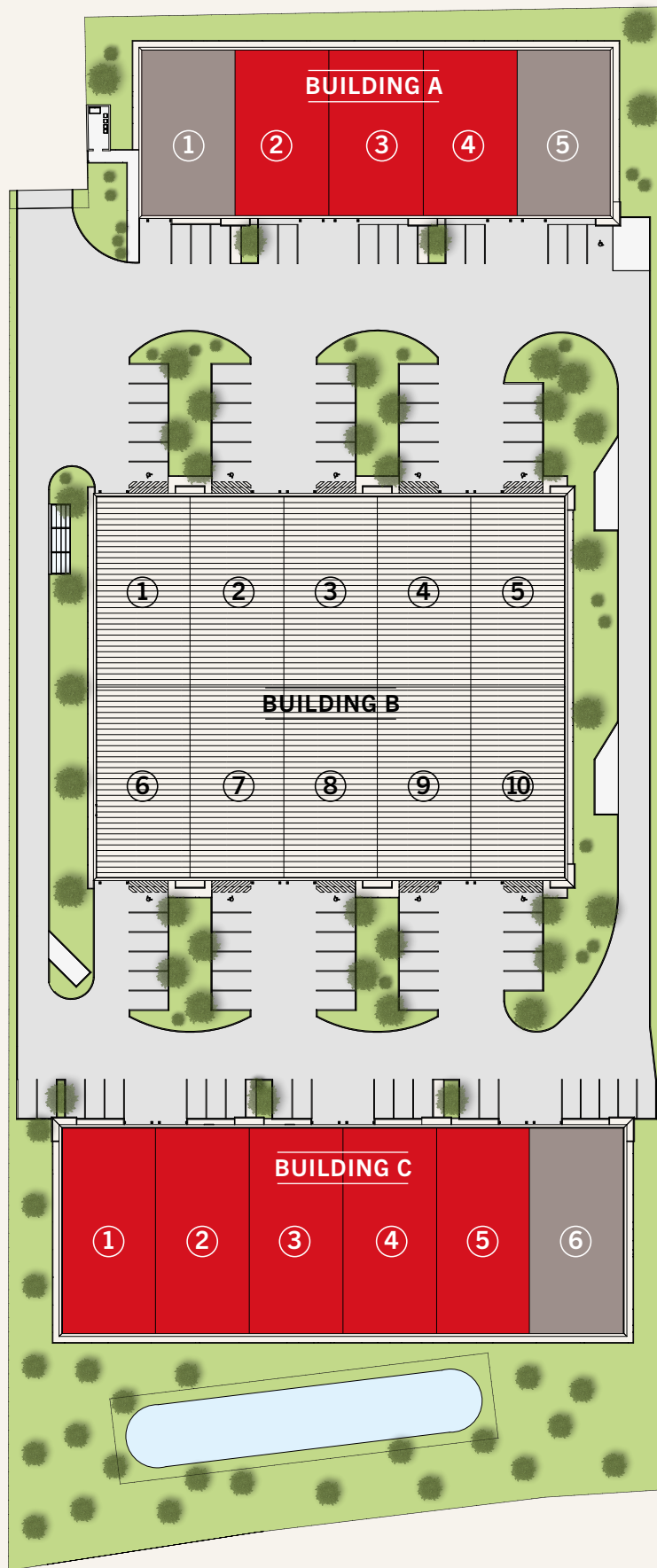


Strengths

- Convertible mezzanines
- Flexible surface areas
- Possibility of grouping units together
- Accessibility
- Delivery end of 2018



LAYOUT PLAN



-  AVAILABLE LOTS
-  NON AVAILABLE LOTS
-  TURNKEY POSSIBILITIES



ARCHITECTURAL INFORMATION

- 21 units ranging from 250 to 360 m²
- Possibility of grouping up to 3,330 m² together
- 90 parking spaces



TABLE OF SURFACE AREAS IN M² AND VALUES

Building	Lot	Surface area in m ²				Rent	
		Activity	Office (ground-floor)	Office (mezzanine)	TOTAL	Activity	Offices
A	1	209,54	43,65	43,38	296,57	65 €	125 €
	2	250,8	Option	Option	250,8	65 €	125 €
	3	250,8	Option	Option	250,8	65 €	125 €
	4	250,8	Option	Option	250,8	65 €	125 €
	5	253,4	Option	Option	253,4	65 €	125 €
TOTAL		1215,34	43,65	43,38	1302,37		

Building	Lot	Surface area in m ²				Rent	
		Activity	Office (ground-floor)	Office (mezzanine)	TOTAL	Activity	Offices
B	1	247,05	43,65	43,08	333,78	65 €	125 €
	2	287,9	Option	Option	287,9	65 €	125 €
	3	287,9	Option	Option	287,9	65 €	125 €
	4	287,9	Option	Option	287,9	65 €	125 €
	5	290,8	Option	Option	290,8	65 €	125 €
	6	290,8	Option	Option	290,8	65 €	125 €
	7	287,9	Option	Option	287,9	65 €	125 €
	8	287,9	Option	Option	287,9	65 €	125 €
	9	287,9	Option	Option	287,9	65 €	125 €
	10	290,8	Option	Option	290,8	65 €	125 €
TOTAL		2846,85	43,65	43,08	2933,58		

Building	Lot	Surface area in m ²				Sales price /m ²
		Activity	Office (ground-floor)	Office (mezzanine)	TOTAL	
C	1	272,67	43,65	43,08	359,4	1 150,00 €
	2	313,17	Option	Option	313,17	890,00 €
	3	313,17	Option	Option	313,17	890,00 €
	4	313,17	Option	Option	313,17	890,00 €
	5	313,17	Option	Option	313,17	890,00 €
	6	315,92	Option	Option	315,92	890,00 €
TOTAL		1841,27	43,65	43,08	1928	

TECHNICAL DESCRIPTION

Double skin cladding

Motorized sectional doors

Building A: 3 m × 3 m overall

Buildings B and C: 3.50 m × 3.50 m overall

Overhead skylight

Height from the floor to the ceiling (ground-floor): 7 m

Floor load (ground-floor): 3 tonnes /m²

The following features will be included in the layout of the office space on the mezzanines:

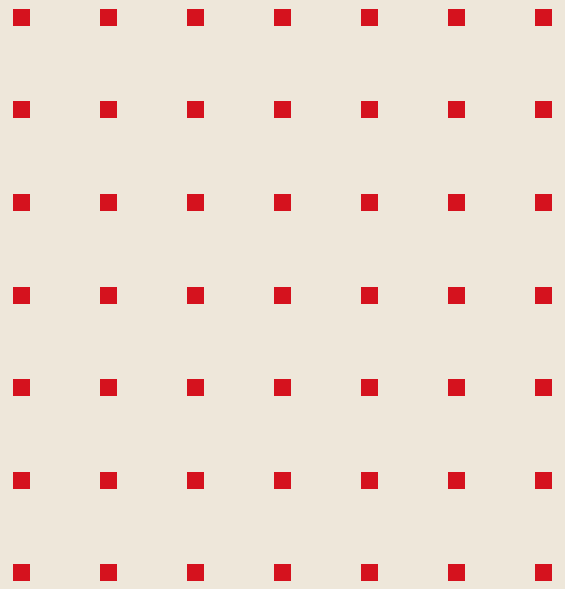
- Double-flow extractor fan
- Air-conditioning
- Flexible floor covering
- 2-compartment peripheral duct (high current / low current)
- False ceiling
- Floor load (mezzanine): 350 kg /m²



LOCATION



- Dijon city centre and TGV train station:
12 minutes
- Dijon Bourgogne airport:
5 minutes
- A311 and A31 motorways
in the close vicinity





About Proudreed

As France's leading private property company, Proudreed develops, acquires and manages assets worth more than €2 billion on more than 600 sites in France, exclusively dedicated to businesses. Its portfolio of offices, business premises, logistics and retail space is spread throughout the country. Proudreed has more than 1,300 client-tenants occupying surface areas from 50 to 35,000 m².

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