



SAINT-ÉTIENNE DE MONTLUC VEELLAGE

ZAC DU BOIS DE LA NOUE – (44)



veellage
BY PROUDREED

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Proudreed launches a new business model.

Moving forward with eco-focused and green buildings, it is intended to embody a new generation of economic spaces with an exemplary environmental footprint.

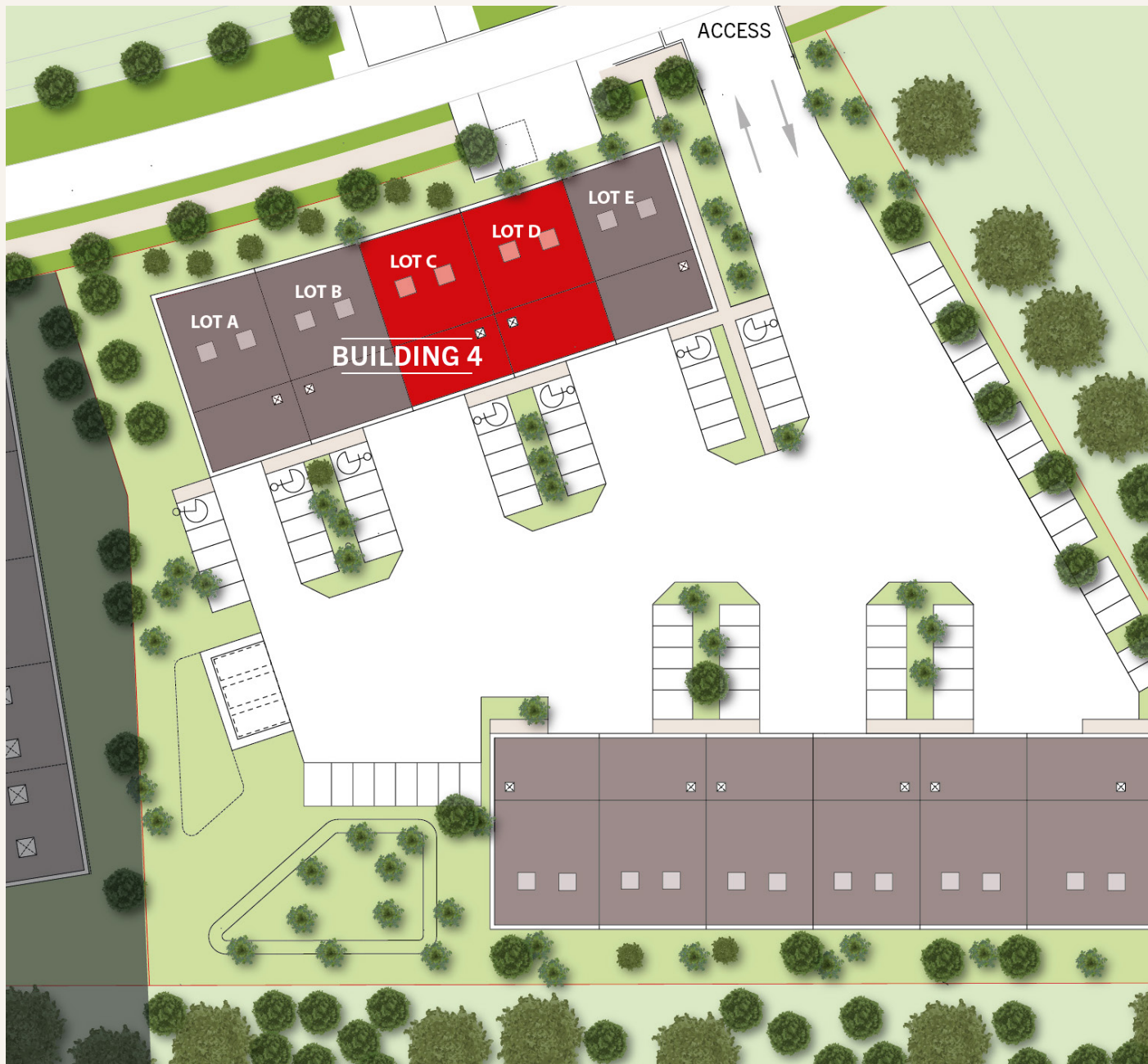


Strengths

- Creation of turnkey buildings, offices or business premises
- Shops and services 10 minutes away
- Optical fibre
- Secure site



LAYOUT PLAN



AVAILABLE LOTS



NON AVAILABLE LOTS



ARCHITECTURAL INFORMATION

An Mby Proudreed building combining quality and optimisation of spaces and volumes to best meet business requirements.



TABLE OF SURFACE AREAS IN M² AND VALUES

Lots	Activities	Offices			Total surface area	Rent/m ²
		Ground-floor	Mezzanine	Total offices		
A	180,20 m ²	55 m ²	88,80 m ²	143,80 m ²	324 m ²	77 €
B	180,20 m ²	55 m ²	88,80 m ²	143,80 m ²	324 m ²	77 €
C	180,20 m ²	55 m ²	88,80 m ²	143,80 m ²	324 m ²	77 €
D	180,20 m ²	55 m ²	88,80 m ²	143,80 m ²	324 m ²	77 €
E	180,20 m ²	55 m ²	88,80 m ²	143,80 m ²	324 m ²	77 €
TOTAL	901 m ²	275 m ²	444 m ²	719 m ²	1 620 m ²	

TECHNICAL DESCRIPTION

Mby: consisting of business and office areas, this type of building is ideal for SMEs/SMLs. They can also adapt to activities open to the public such as gyms, climbing walls, etc.

- 5 units ranging from 324 to 1,620 m²
- Sectional door 3.50 m × 3.50 m overall
- Smoke vent skylight 1.50 × 2 m
- Height from the floor to the ceiling (ground-floor): 8 m
- Floor load (ground-floor): 2 tonnes /m²
- Floor load (mezzanine): 250 kg / m²
- Offices in the mezzanine



LOCATION

By TGV:

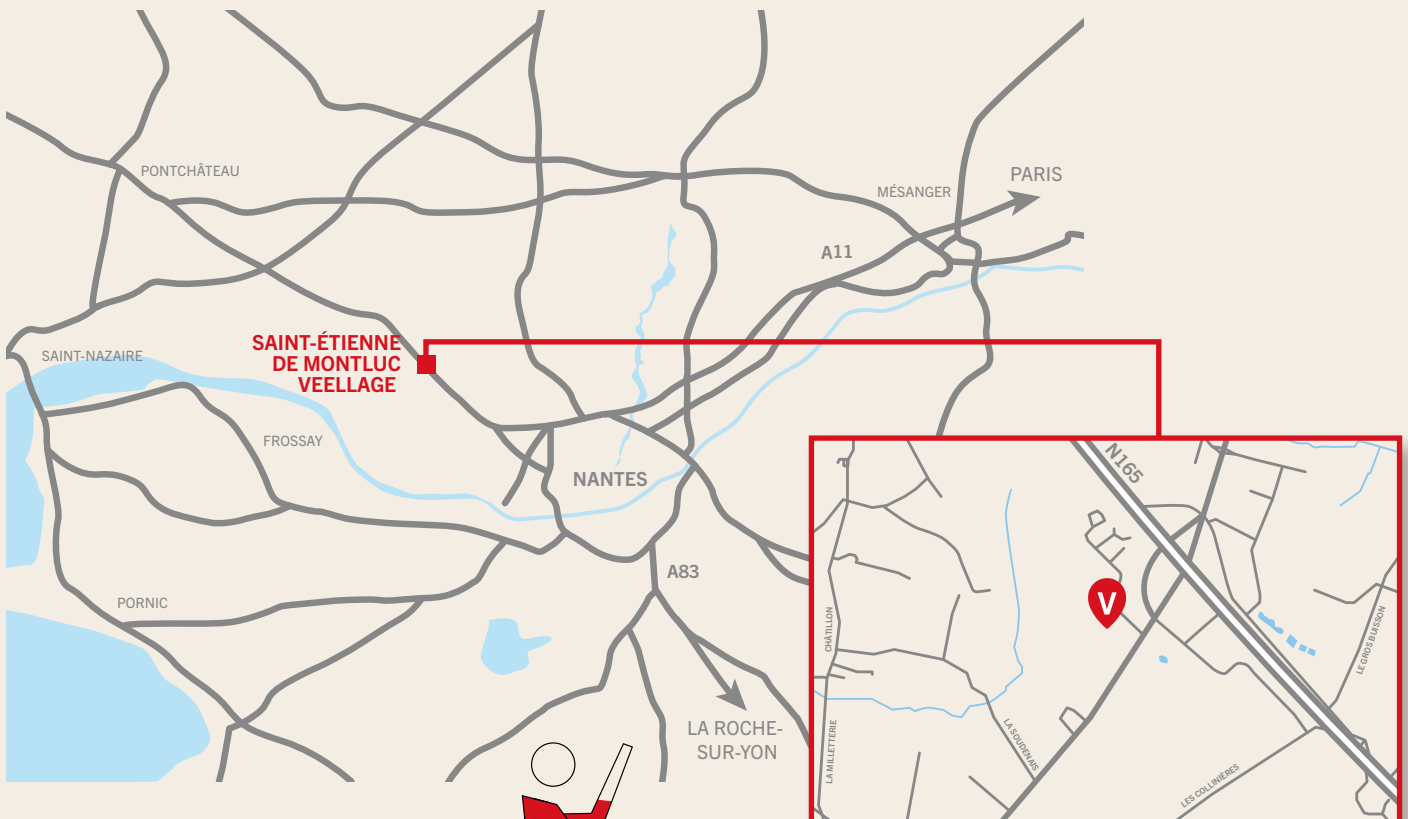
- Brussels: 4 hours 20 min
- Paris: 2 hours
- Bordeaux: 4 hours

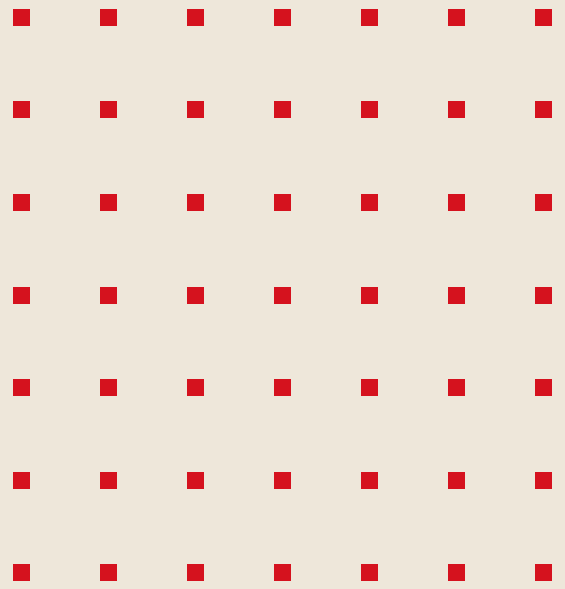
By plane:

- London: 1 hour 45 min
- Munich: 3 hours 15 min
- Barcelona: 1 hour 30 min

By car:



- Nantes: 15 min
- Saint-Nazaire: 30 min
- Rennes: 1 hour
- RN165 dual carriageway: 3 min
- Nantes TGV: 25 min
- Stations: Cordemais and Saint-Étienne-de-Montluc
- Nantes-Atlantique airport: 25 min





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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