



# SAINT-LOUIS VEELLAGE

RUE DES ENTREPRENEURS – (68)



**ve**ellage  
BY PROUDREED

# SAINT-LOUIS VEELLAGE

RUE DES ENTREPRENEURS – (68)



**5 minutes from the German and Swiss borders, this Veellage enjoys an excellent location.**

Close to necessary services, it consists of 7 buildings including 1 Mby dedicated to SMEs/SMIs and 3 Sbys designed for service activities, showrooms and offices.






## Strengths

- Strategic border location
- Possibility of turnkey solutions on Sby buildings
- Possibility of grouping units together



# LAYOUT PLAN



-  AVAILABLE LOTS
-  NON AVAILABLE LOTS
-  TURNKEY POSSIBILITIES



## ARCHITECTURAL INFORMATION

Carefully designed architecture, quality materials make this business park unique.



## TABLE OF SURFACE AREAS IN M<sup>2</sup> AND VALUES

Building	Lot	Surfaces in m <sup>2</sup>	€/m <sup>2</sup> gross	€/m <sup>2</sup> finished
Sby 1	1	150,5	110,00 €	145,00 €
	2	150,5	110,00 €	145,00 €
	3	150,5	110,00 €	145,00 €
	4	144,9	110,00 €	145,00 €
	5	147,5	110,00 €	145,00 €
	6	96,5	110,00 €	145,00 €
	7	96,5	110,00 €	145,00 €
	8	93,8	110,00 €	145,00 €
<b>TOTAL</b>		<b>1 084,8</b>		

Building	Lot	Surfaces in m <sup>2</sup>	€/m <sup>2</sup> gross	€/m <sup>2</sup> finished
Sby 2	1	105	110,00 €	145,00 €
	2	106	110,00 €	145,00 €
	3	106	110,00 €	145,00 €
	4	146	110,00 €	145,00 €
	5	158	110,00 €	145,00 €
	6	152	110,00 €	145,00 €
	7	152	110,00 €	145,00 €
	8	149	110,00 €	145,00 €
<b>TOTAL</b>		<b>1 074</b>		

Building	Lot	Surfaces in m <sup>2</sup>	€/m <sup>2</sup> gross	€/m <sup>2</sup> finished
Sby 3	1	149	110,00 €	145,00 €
	2	152	110,00 €	145,00 €
	3	152	110,00 €	145,00 €
	4	146	110,00 €	145,00 €
	5	158	110,00 €	145,00 €
	6	106	110,00 €	145,00 €
	7	106	110,00 €	145,00 €
	8	105	110,00 €	145,00 €
<b>TOTAL</b>		<b>1 074</b>		

## TECHNICAL DESCRIPTION

### Sby:

This type of building fits perfectly with service activities, offices, showrooms and small businesses.

- Units from 93 to 150 m<sup>2</sup>
- Sectional door: 3 × 3 m overall

- Smoke vent skylight: 1.40 x 1.40 m,
- Interior installations as required
- Floor load: 2 tonnes
- Height from the floor to ceiling: 4 m
- Joignable units



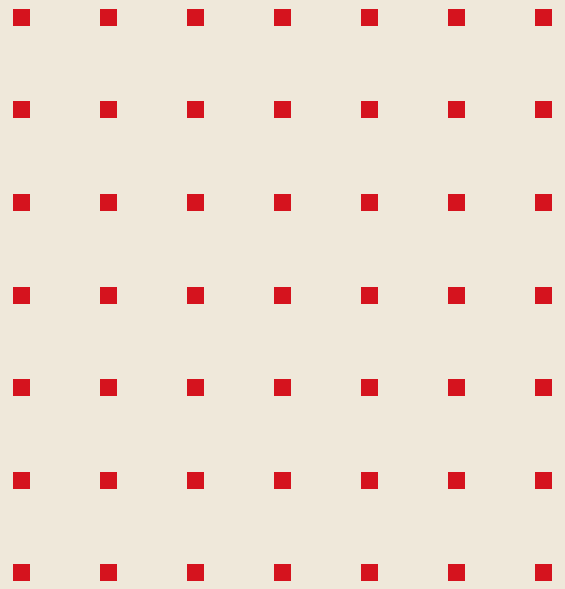
## LOCATION

- In the immediate vicinity of the Saint-Louis station and Basel-Mulhouse-Freiburg airport
- Immediate access to rue de Mulhouse via the A35

### By car:



- Switzerland and Germany 5 minutes away
- Basel city centre 10 minutes away
- 20 minutes from Mulhouse





#### 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 m<sup>2</sup>.

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