

Locaux d'activité / entrepôts La Teste-de-Buch 709 m²



PRIX DE VENTE : 940 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Commercial activity building of 709 m², ideally located in the dynamic industrial and artisan business park of La Teste-de-Buch.

This property, offering significant potential for development, is perfectly suited to companies requiring large volumes and a substantial secure outdoor area of over 2,000 m² that can be developed.

The building comprises a warehouse/storage section with a floor area of 579 m² and a ceiling height that would allow the creation of an additional level. The other part, measuring 130 m², is devoted to individual offices, a communal room, sanitary facilities and a kitchen area.

UI zone regulations apply; significant remaining building rights; division of the building possible. Documentation available and quick viewings on request. We can assist you with industrial building professionals on this project.

EPC D (256)

GHG B (7)

Sale price: €940,000 including agency fees; the fees are payable by the seller.

For more information, contact Céline HARTENSTEIN

Independent Commercial Agent

RSAC No. 987 559 929 RCP No. 127 100 479

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Information on the risks to which this property is exposed is available on request or on the Géorisques website: www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien : Locaux d'activité / Entrepôts Surface : 709.0 m²

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 256

Indice d'émission de gaz à effet de serre (GES) : B 7

