



# SAINT-PRIEST VEELLAGE

RUE JEAN ZAY – (69)



**ve**ellage  
BY PROUDREED



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**Near to the Saint-Priest Veellage, this last building in a mixed business park adapts to companies of all sizes, allowing them to develop.**

The Veellage also has mixed buildings comprising large office areas. Currently, two buildings are available for rent: building E and building A3, scheduled for delivery in March 2018.





## Strengths

- Very easy access
- Spacious grounds with several car parks
- Possibility of catering at the park and in the vicinity
- Charging point for electric vehicles
- Many services offered in the area
- Manoeuvring area sized for heavy goods vehicles
- Loading dock with leveller
- Sports activities: indoor football, crossfit, fitness and, soon, climbing, nearby tennis court

# LAYOUT PLAN



-  AVAILABLE LOTS
-  NON AVAILABLE LOTS





## ARCHITECTURAL INFORMATION

- An Mby building divided into 12 units each including a workshop and an office area (2 levels). The units can be grouped according to the needs of the customer.
- RT 2012 standards



Building A3



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

Building	Lot	Surface areas in m <sup>2</sup>				Rent/m <sup>2</sup>	
		Activity	Offices Ground-floor	Offices Mezzanine	TOTAL	Activity	Offices
E	1	226,75	60,00	81,19	367,94	65 €	130 €
	2	227,57	61,59	83,44	372,60	65 €	130 €
	3	227,57	61,59	83,44	372,60	65 €	130 €
	4	227,57	61,59	83,44	372,60	65 €	130 €
	5	227,57	61,59	83,44	372,60	65 €	130 €
	6	227,57	61,59	83,44	372,60	65 €	130 €
	7	227,57	61,59	83,44	372,60	65 €	130 €
	8	226,75	60,00	81,19	367,94	65 €	130 €
	9	482,96	91,94	180,65	755,55	65 €	130 €
	10	483,77	94,27	81,53	659,57	65 €	130 €
	11	483,77	94,27	81,53	659,57	65 €	130 €
	12	482,96	91,94	180,65	755,55	65 €	130 €
TOTAL					5 801,72		

Building	Lot	Surface areas in m <sup>2</sup>				Rent/m <sup>2</sup>	
		Activity	Offices Ground-floor	Offices Mezzanine	TOTAL	Activity	Offices
A3	3	207	-	-	207	17 558 €	-
	4	-	-	207	207	-	30 986 €
Building TOTAL					1 546		

## TECHNICAL DESCRIPTION

Provision for shared costs: €9.50/m<sup>2</sup>

### Surface areas: 6,216 m<sup>2</sup>

- Activity: 2,256 m<sup>2</sup>
- Offices: 3,960 m<sup>2</sup>

### Steel frame:

- 12 sectional doors 3m × 3.40 m overall
- 4 sectional doors 4 × 4.30 overall
- Smoke vent skylight: 160 x 160
- Height under gusset: 7 m
- Floor load (ground-floor): 3.5 tonnes /m<sup>2</sup>
- Exterior facade: white pre-cast concrete + horizontal metal cladding
- LED Lighting: activity and offices

### Bay equipment:

- Bay sectional door: 3 m × 3.40 overall
- Metal dock bumpers pegged into the reinforced concrete bay, dimensions approx. 500 x 250 mm

The following features will be included in the layout of the offices:

- Double-flow extractor fan
- Air-conditioning
- Flexible floor covering
- False ceiling
- 2-compartment peripheral ducts (high current / low current)





## LOCATION

The new building enjoys an exceptional location. In a wooded environment, near the Saint-Priest Veillage, the future occupants will also benefit from recent sports and entertainment facilities, restaurants, etc.

Located in the inner suburbs of Lyon, accessibility is facilitated by three motorways, an airport and public transport.



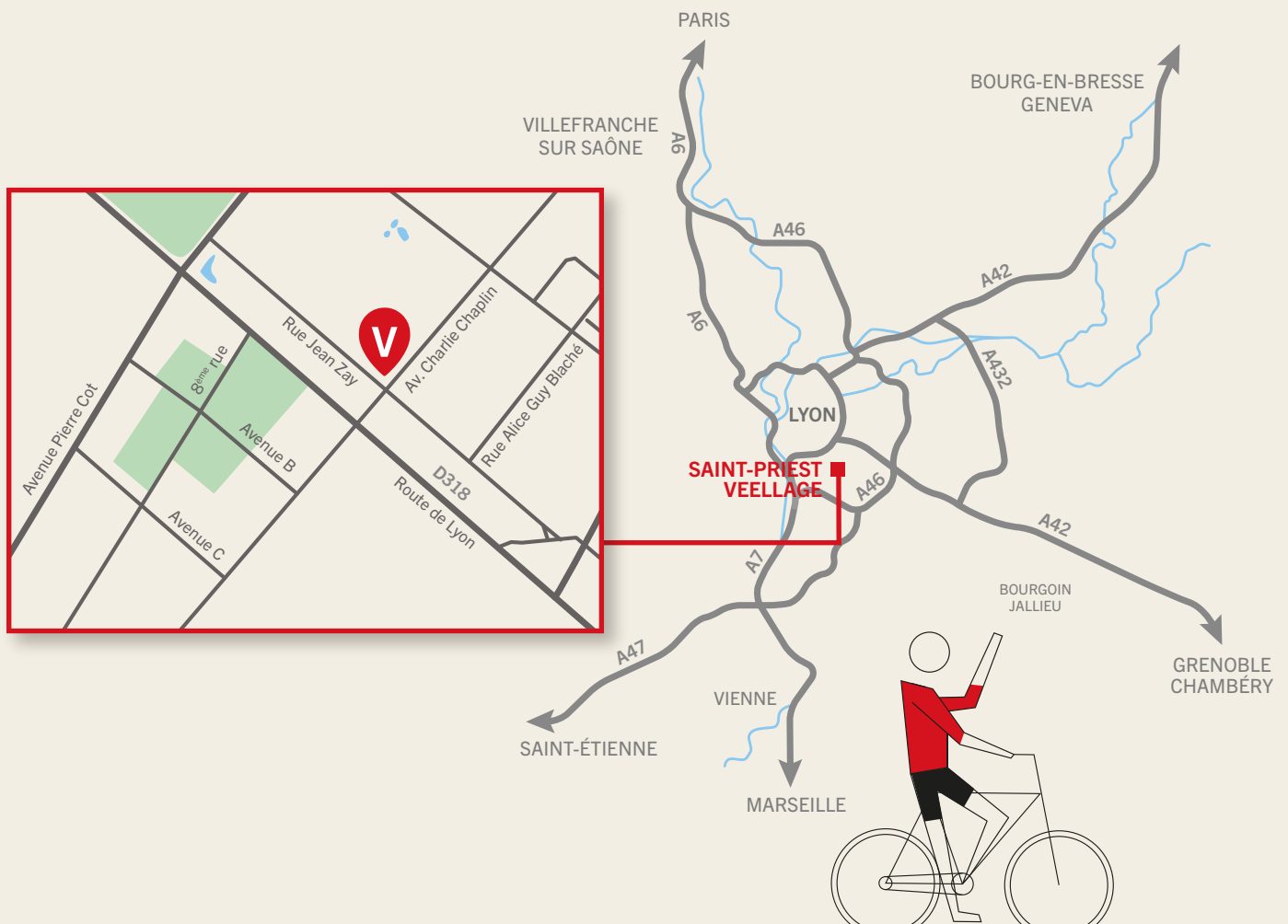
### Public transport:

- Tram: lines D and 2, 5 minutes away
- Metro nearby

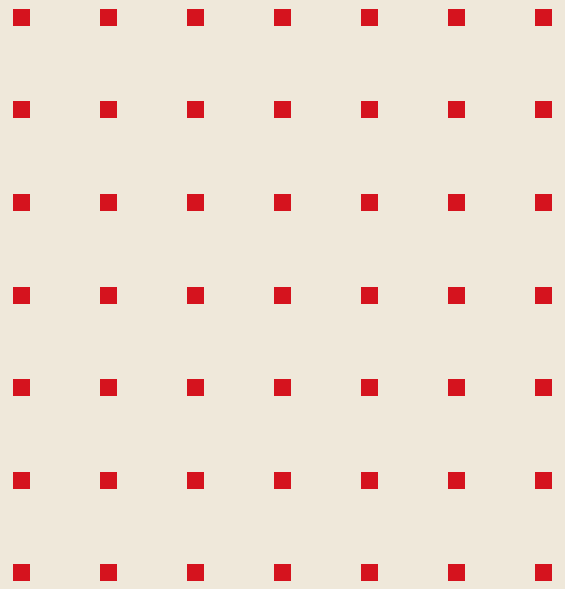
### By car:

- Lyon ring road and bypass a 5-minute drive away
- Motorway A43 5 minutes away

- Lyon Bron Airport 10 minutes away
- A46 motorway 5 minutes away
- A7 motorway 5 minutes away









#### About Proudreed

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