



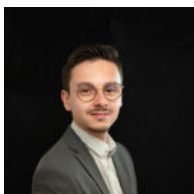
## BUSINESS PREMISES | HARFLEUR | 198 M<sup>2</sup>

<https://lehavreseinedeveloppement.com>

In a larger, secure, enclosed business park, we offer this business premises in excellent condition, with a floor area of around 198 m<sup>2</sup>. This recent metal-framed, double-skinned insulated building offers a range of excellent features: a 2-level office area of around 88 m<sup>2</sup>, fully equipped and wired with RJ45, patch bay, "invisible kitchenette" and 2 WCs, 1 of which is suitable for people with reduced mobility. A 110 m<sup>2</sup> workshop with a 6.00 m truss height, a quartz concrete slab and a 3x3 sectional door. 3 private parking spaces, including 1 for people with reduced mobility. **Terms of occupancy**

- Annual rent €23,400 excl. VAT
- Annual service charges €2,200 excl. VAT
- Land tax €2,600
- Security deposit €6,000 excl. VAT
- Fees 30% excl. VAT of the annual rent

- Business premises
- For rent
- Le Havre intercommunality
- 198 m<sup>2</sup>



**Quentin COULBAUX - Chargé de mission  
Immobilier - Foncier**

06 26 47 84 47

## CONTACT-US!

 +33 (0)2 76 40 23 20

 [immobilier@lehavreseinedev.com](mailto:immobilier@lehavreseinedev.com)

Further information

[www.lehavreseinedeveloppement.com](https://www.lehavreseinedeveloppement.com)





A TEAM OF EXPERTS TO SUPPORT  
YOUR SET-UP OR DEVELOPMENT PROJECT!

DETECT | SET-UP | SUPPORT  
[lehavreseinedeveloppement.com](http://lehavreseinedeveloppement.com)



## Description

**Area:** 198 m<sup>2</sup>

## Détails du bâtiment

**Floor covering:** Concrete slab **Exterior material:** Double skin cladding, Steel frame

**Parking:** Private car park

## Equipements et caractéristiques

**Equipements:** Brewing bay, Sectional door

## CONTACT-US!

 +33 (0)2 76 40 23 20  
 [immobilier@lehavreseinedev.com](mailto:immobilier@lehavreseinedev.com)

Further information  
[www.lehavreseinedeveloppement.com](http://www.lehavreseinedeveloppement.com)

