FOR SALE / NARBONNE

Ref. 01-4513

Commercial premises in Narbonne

1600 m²

2 695 000 €



LET'S TALK

Your Bellissimmo team

04 68 32 22 04 · agencebellissimmo@hotmail.fr

1 rue Francis Marcero · 11100 Narbonne

Risk information: www.georisques.gouv.fr

Full details and photo gallery online →

For information only. Please confirm availability and details with the agency.

Overview

Agence Bellissimmo Narbonne presents: Close Narbonne Strategic Location for National Signboard – Commercial Walls for Sale Located on a very high traffic axis, in the heart of a dynamic ZAC in the immediate vicinity of Narbonne, this property complex enjoys direct visibility in front of international fast food brands generating a constant and skilled flow. Premium positioning for a national location. Built in 2016, the building develops 1,600 m² in R+1, divided into two trays of 800 m² each. Its configuration makes it possible to adapt to the standards of operation of large commercial, food, home equipment, sport, DIY, services or specialized retail. Technical specifications Commercial area exploitable up to 400 m² Production spaces / laboratory Storage areas Administrative offices Two changing rooms Bathroom 9 WC Reservation for installation of an elevator Two independent accesses allowing a division or a multi-activity concept Environment and accessibility Fenced plot of 4,500 m² Abundant and easily dimensionable parking Delivery area and adapted manoeuvring Major road axis with strong passage National sign environment generating regular traffic Development potential Possibility of an additional 300 m² extension (excluding commercial area) Recent assets, conforming to current technical standards Adaptability to the specifications of structured signs This property is a strategic location opportunity for a brand wishing to strengthen its presence in the Narbon sector in an established and attractive business environment.

Floor areas & rooms

Type of property	Commercial premises
Land	4 500 m²
Rooms	0
Premises floor area	1600 m²

Comfort & features

Elevator	No
Centralised aspiration	No
Barbecue	No
Home automation	Yes
Parking	Yes
Year built	2016
Disabled accommodation	Yes

Price & terms

2 695 000 €

The agency fees will be paid in full by the seller.

Property tax	13000 €

For information only. Please confirm availability and details with the agency.

Energy & assessments

Energy consumption (DPE)



Class A 25 kWh/m²/year

Greenhouse gas emissions (GES)



Class A 1 kg CO2/m²/year

For information only. Please confirm availability and details with the agency.