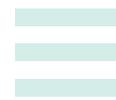




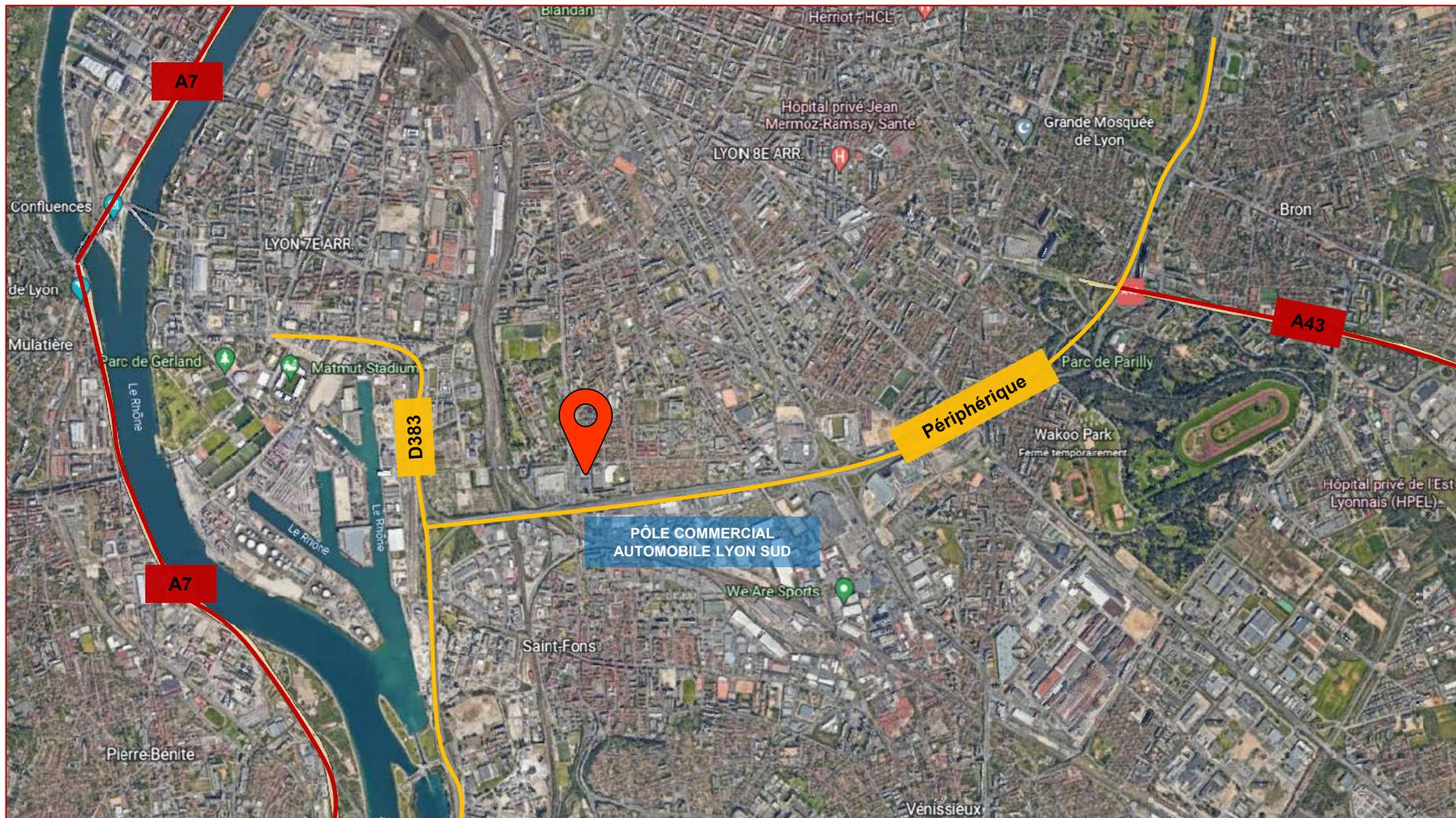
LOCALISATION

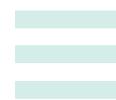


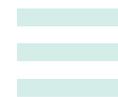
SITE FIAT

365 Route De Vienne – VENISSIEUX 69

Au pied d'une sortie du Boulevard Périphérique lyonnais, au cœur du Pôle commercial automobile Lyon Sud.







GENERAL :

- Bâtiment construit en 1960
- Surface terrain 9 227 m²
- 150 Places de parking VL environ

BUREAUX

Finitions Hall d'entrée – show room

- Sol carrelage.
- Faux plafond en fibre minérale (60x60).

Finitions sanitaires

- Sol carrelage
- Faux plafond
- Revêtement mural : faïence, peinture.

Plomberie

- Équipement sanitaire/vestiaires
- Vasques, lavabos, WC, douches ...

Electricité

- Eclairage par dalles d'éclairage fluo 60x60cm encastrées en faux plafond.

Chauffage – Climatisation

ESPACES EXTERIEURS

- Espaces verts en bordure de terrain.
- Eclairage extérieur en façades.
- Aire de lavage extérieur

ACTIVITÉ

Sol : Dallage en bon état.

Façades mixtes : vitrines parpaings ou béton recouverts de panneaux métalliques.

Structure, charpente

- Structure mixte béton et métalliques

Toiture

- Couverture en bac acier isolé ou béton
- Etanchéité en revêtement polymère

Accès : Portes sectionnelles pour accès plain-pied,

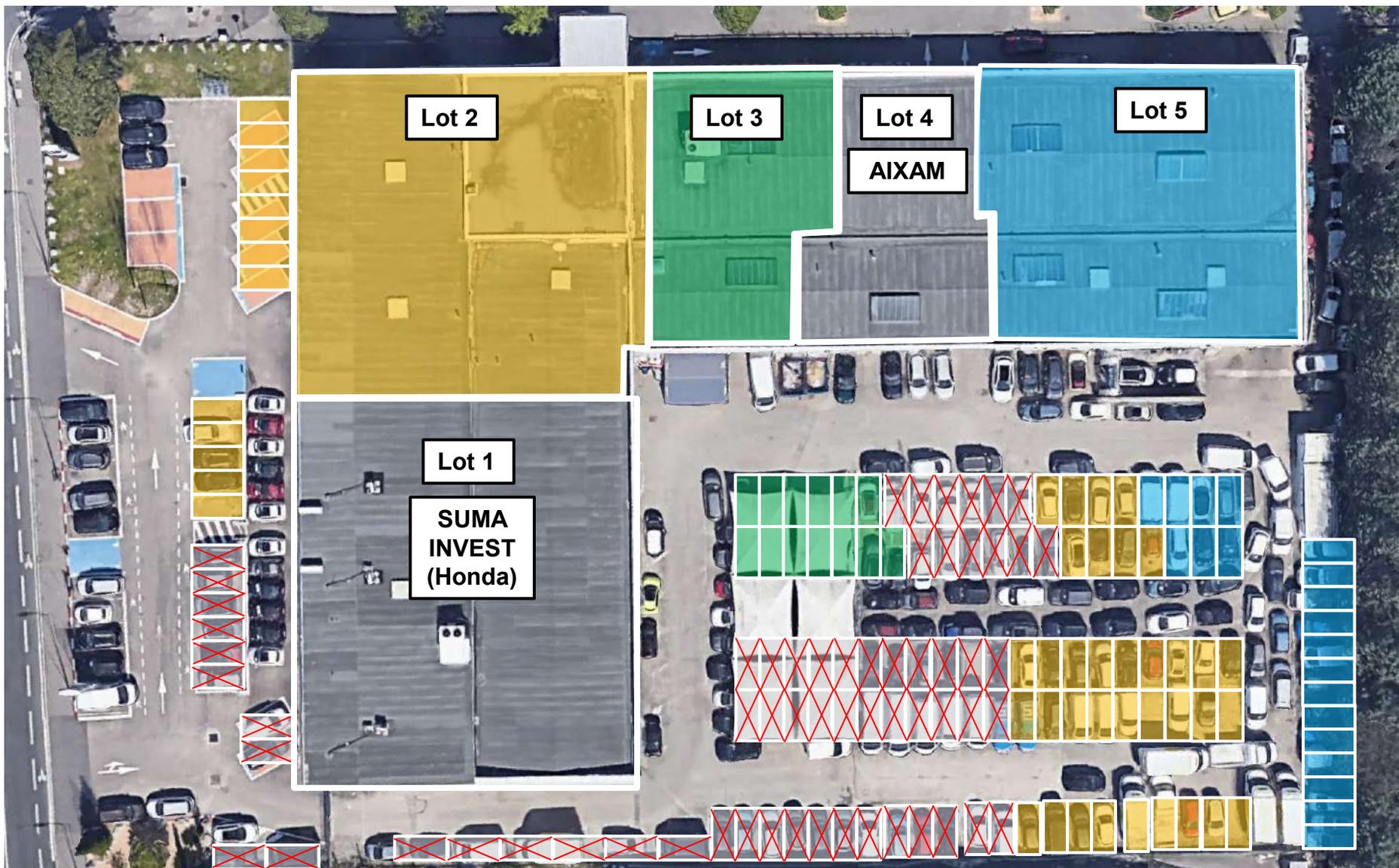
Eclairage

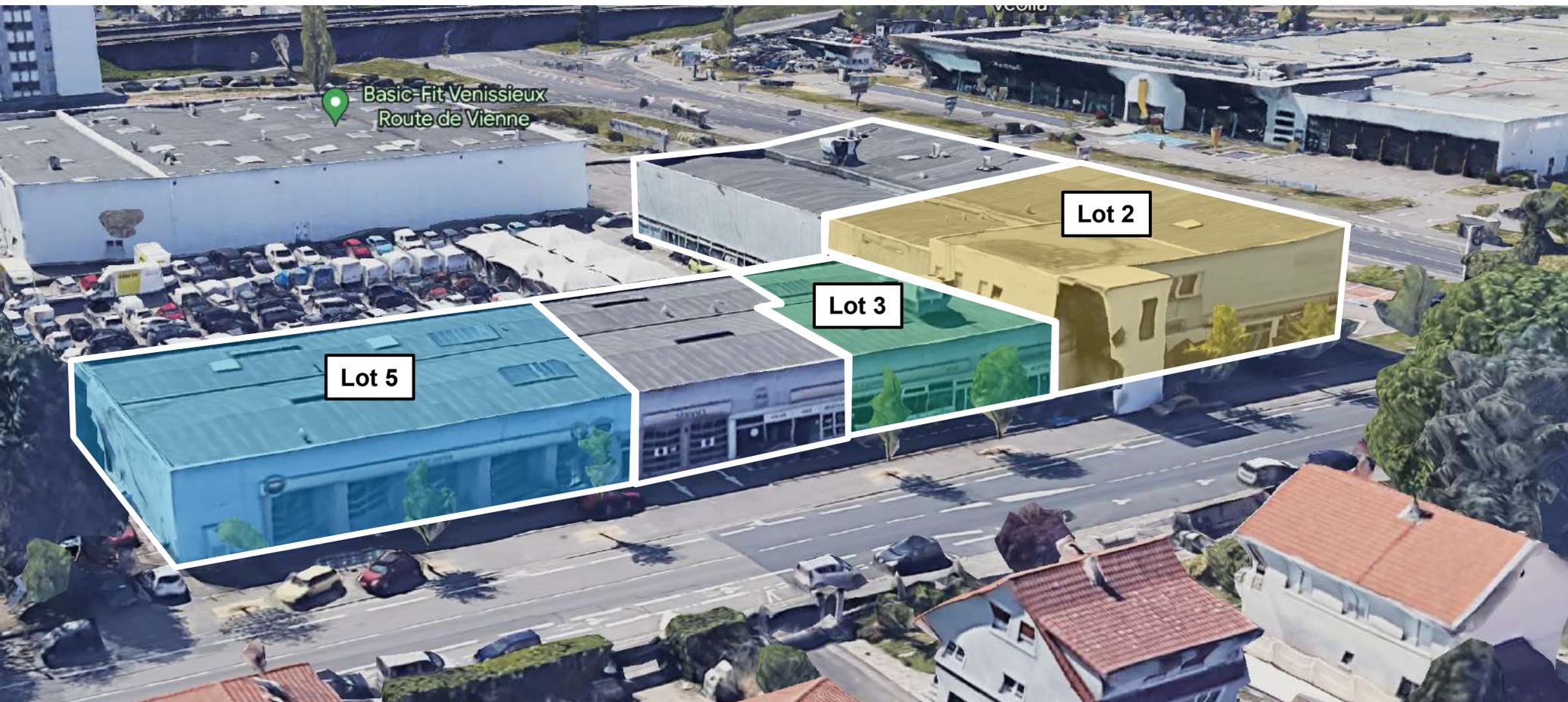
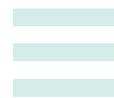
- Luminaires industriels

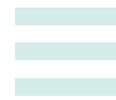
Chauffage

- Aérothermes gaz.

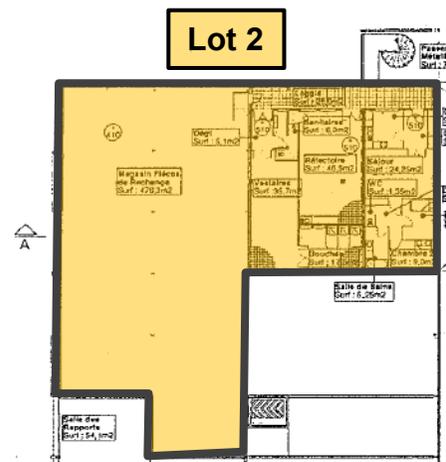








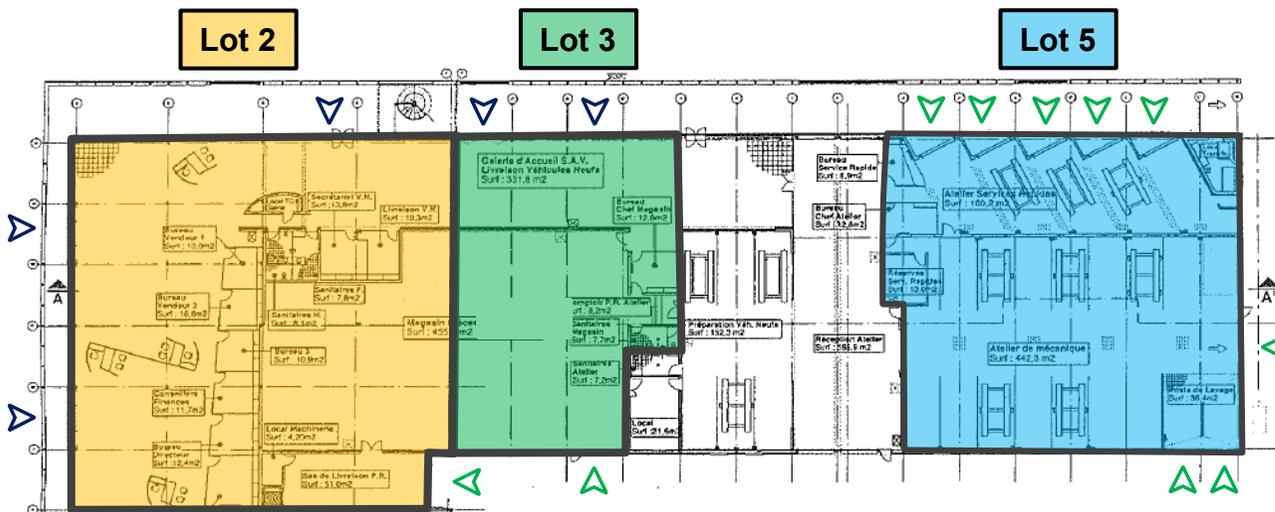
DIVISION



R+1

TABLEAU DES SURFACES

| LOT 2 | Surfaces |
|-------------------------------|--------------|
| Showroom - Locaux sociaux RDC | 640 |
| Stockage - RDC | 300 |
| Mezzanine Activité - R+1 | 480 |
| Locaux sociaux - R+1 | 190 |
| | 1 610 |



RDC

➤ Porte sectionnelle

➤ Double porte

| LOT 3 | Surfaces |
|-------------------------------|------------|
| Showroom - Locaux sociaux RDC | 180 |
| Stockage - RDC | 260 |
| | 440 |

| LOT 5 | Surfaces |
|---------------|------------|
| Atelier - RDC | 740 |
| | 740 |

CONDITIONS FINANCIERES



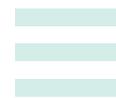
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- Charges : 7% du loyer HT
- Taxe foncière : 7,5 € /m² (2023)
- Régime fiscal : TVA
- Dépôt de garantie : 3 mois de loyer HT
- Bail commercial 3/6/9/12.
- Taxe foncière, TOEM et assurances à la charge du Preneur (1,27€/m² en 2024).
- Loyer payable trimestriellement, terme à échoir.
- Indexation annuelle en fonction de la variation de l'indice INSEE des loyers des activités tertiaires (ILAT).



PHOTOS

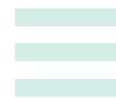


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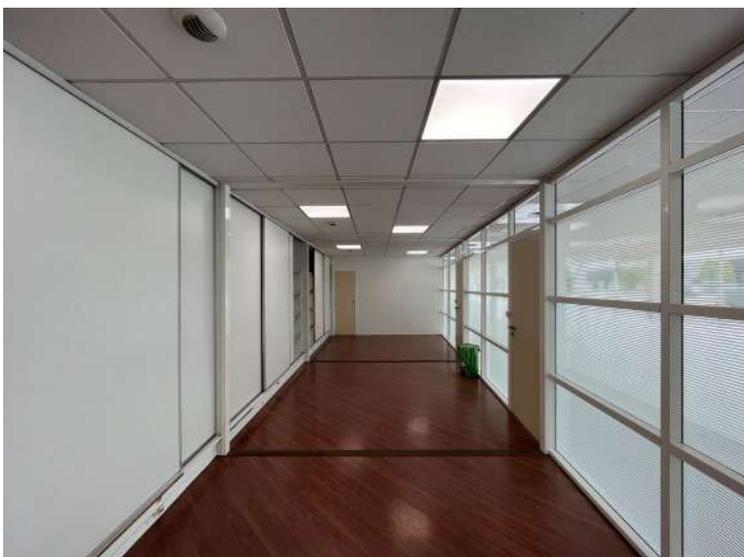
365 Route De Vienne – VENISSIEUX 69



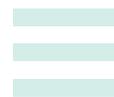
PHOTOS



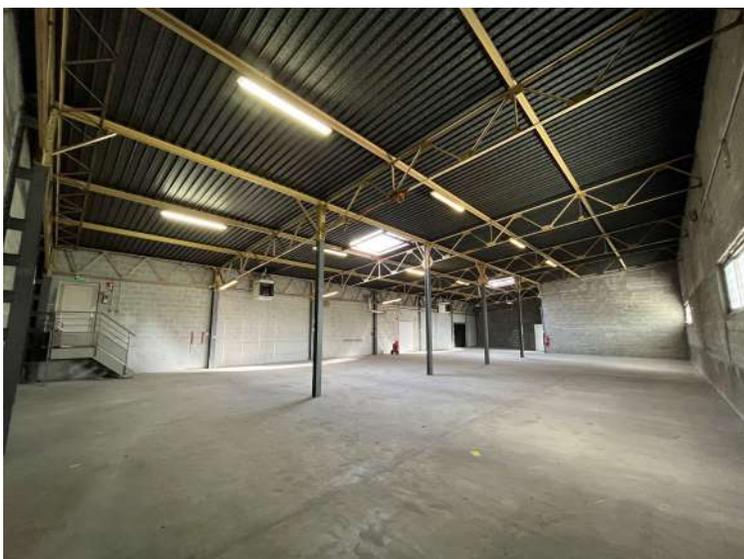
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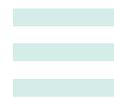
PHOTOS



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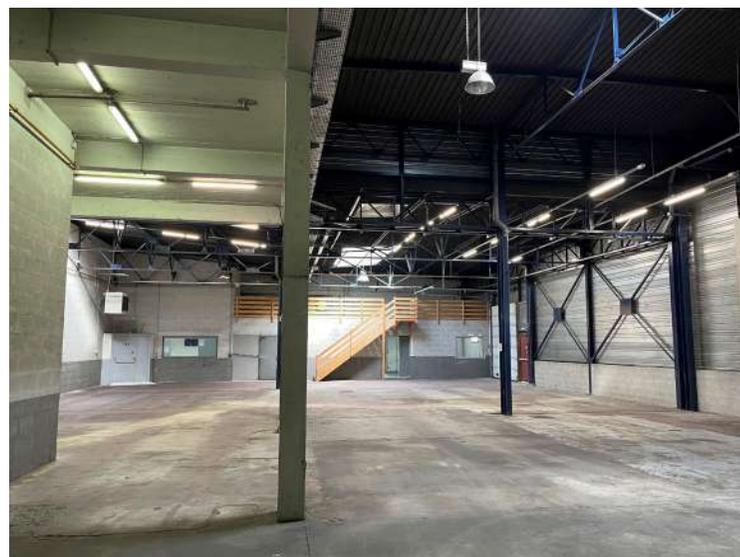
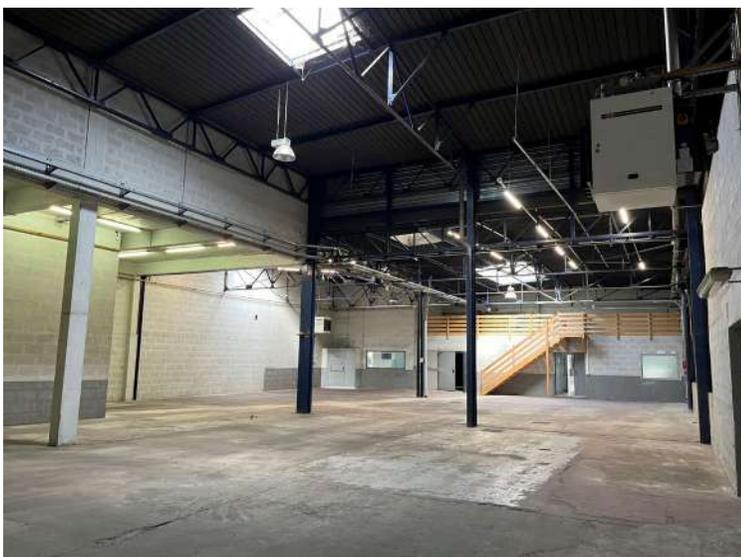


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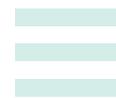


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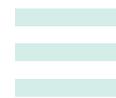


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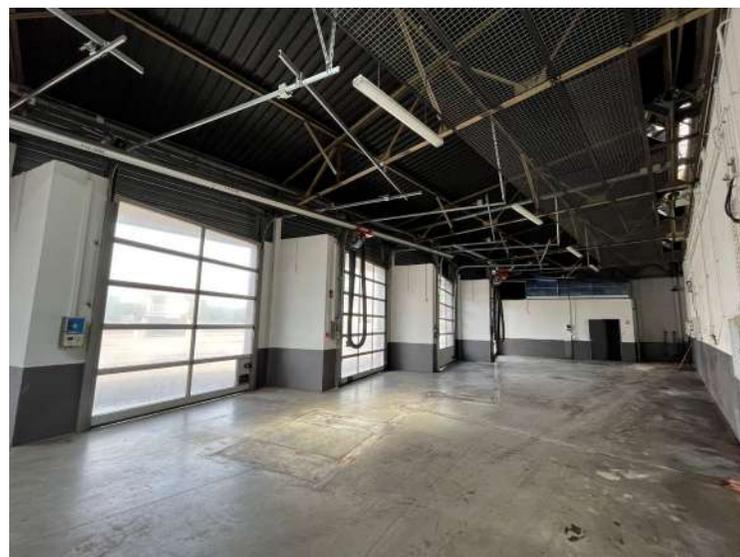
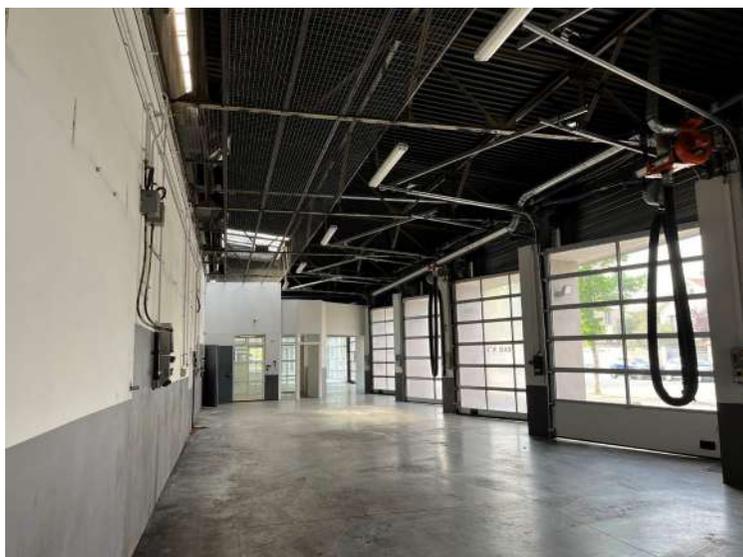


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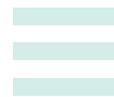


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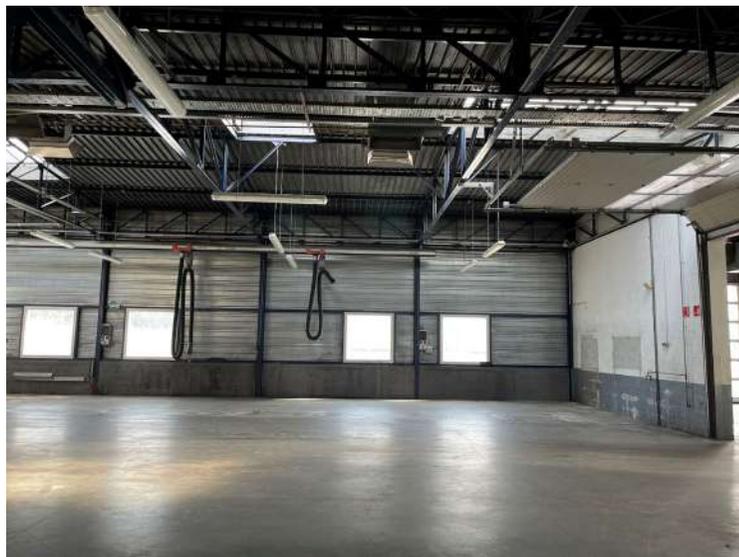
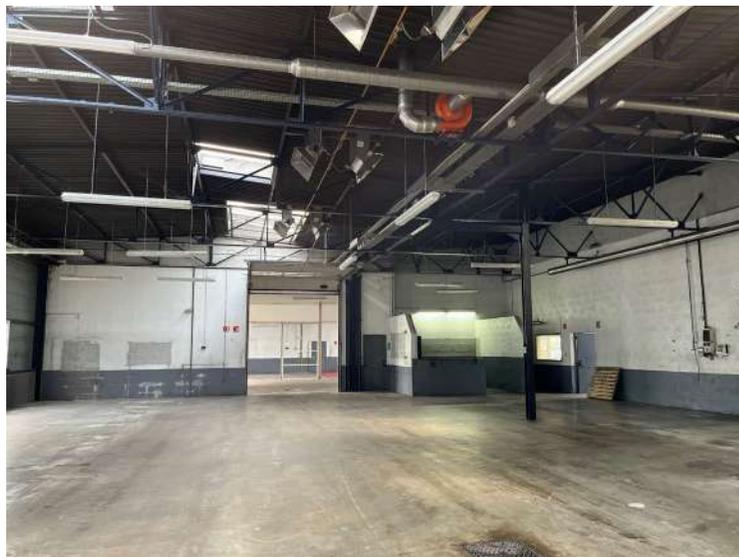
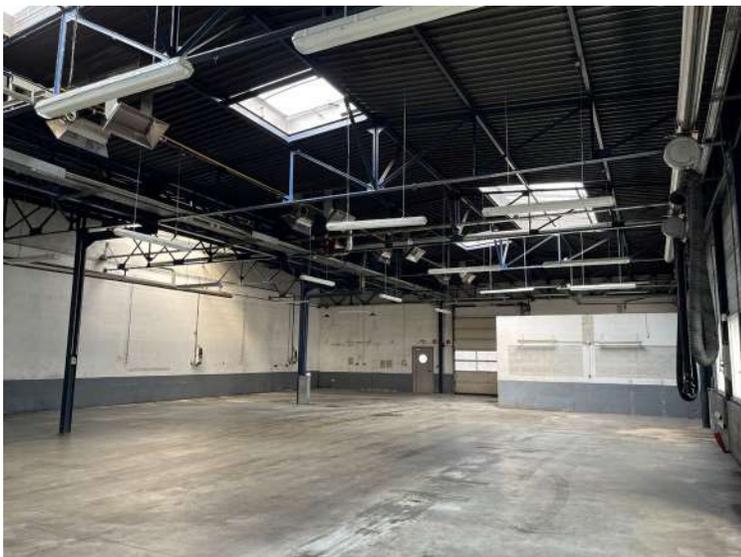


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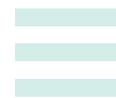


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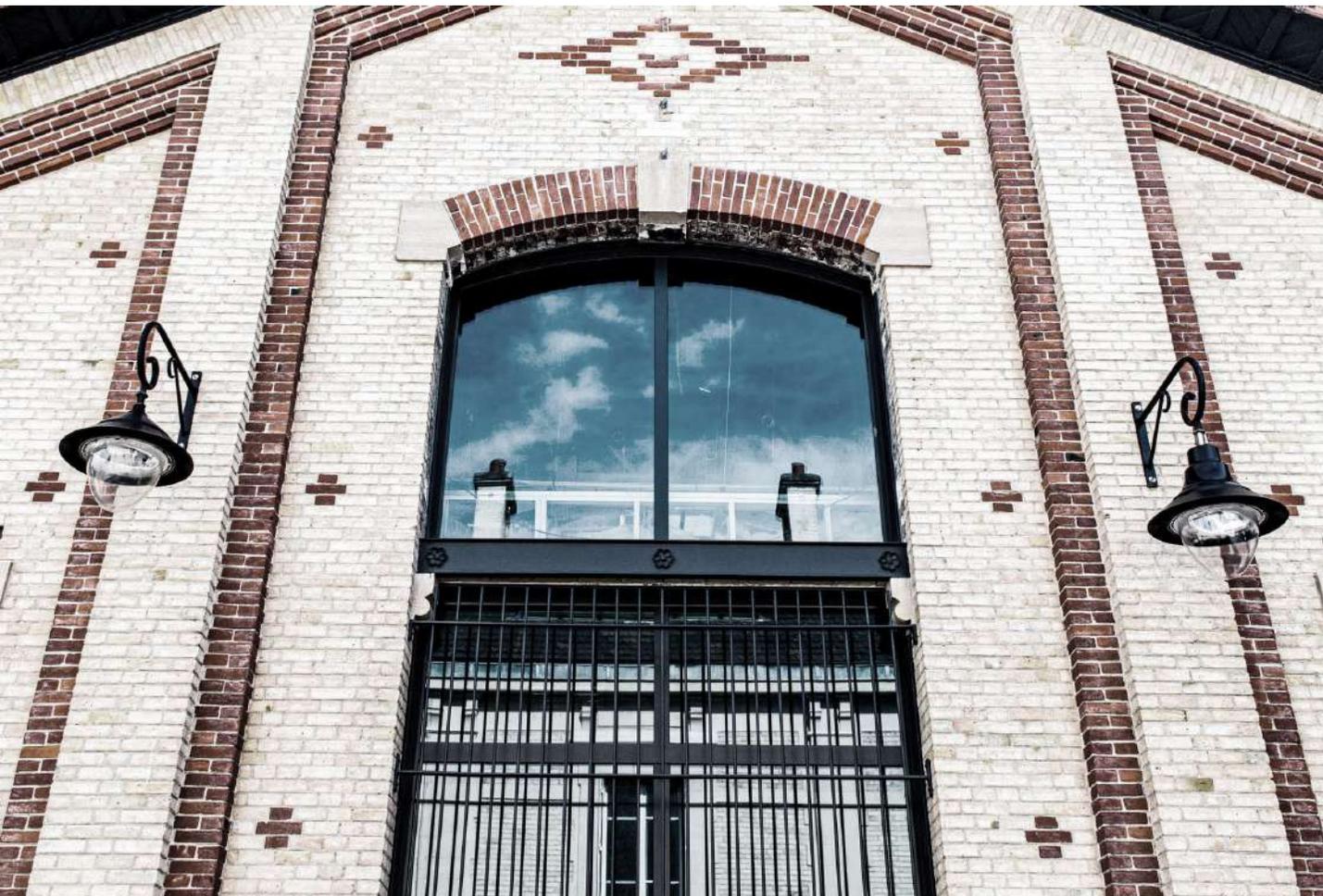


PHOTOS EXTÉRIEURES



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