

# DUDELANGE (Luxembourg)



# Eurohub Sud

## Location

Eurohub Sud,  
Dudelange/Bettembourg

## Available surface area

Newly built premises from  
approx. 5,000 to 25,000 m<sup>2</sup>



5 ha of building land for 25,000  
m<sup>2</sup> of logistics space

Realised distribution centres  
for Auchan and Innovation  
First, Ziegler-Sobolux and  
Trendy Foods, Fedex

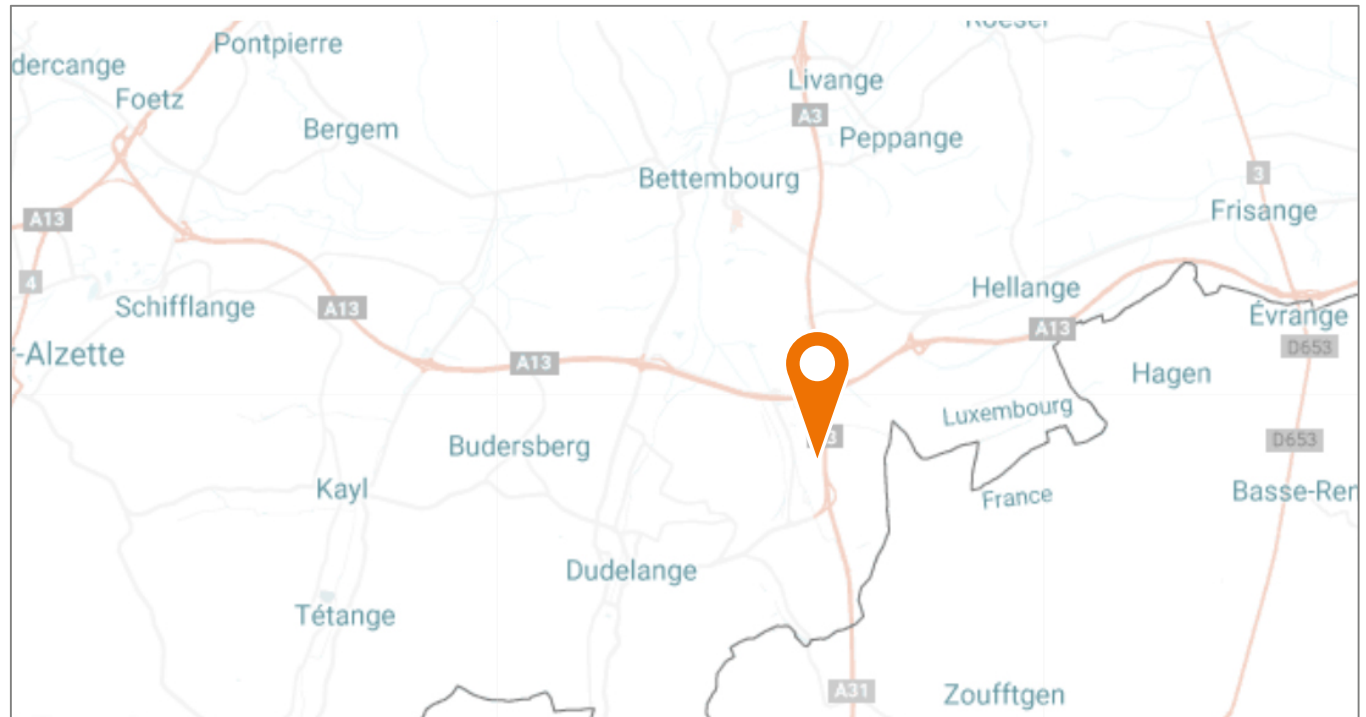
Warehouses under  
development.

There's still room for your  
project! Contact:  
Thomas Bosmans  
**+32 (0)52 338 904**

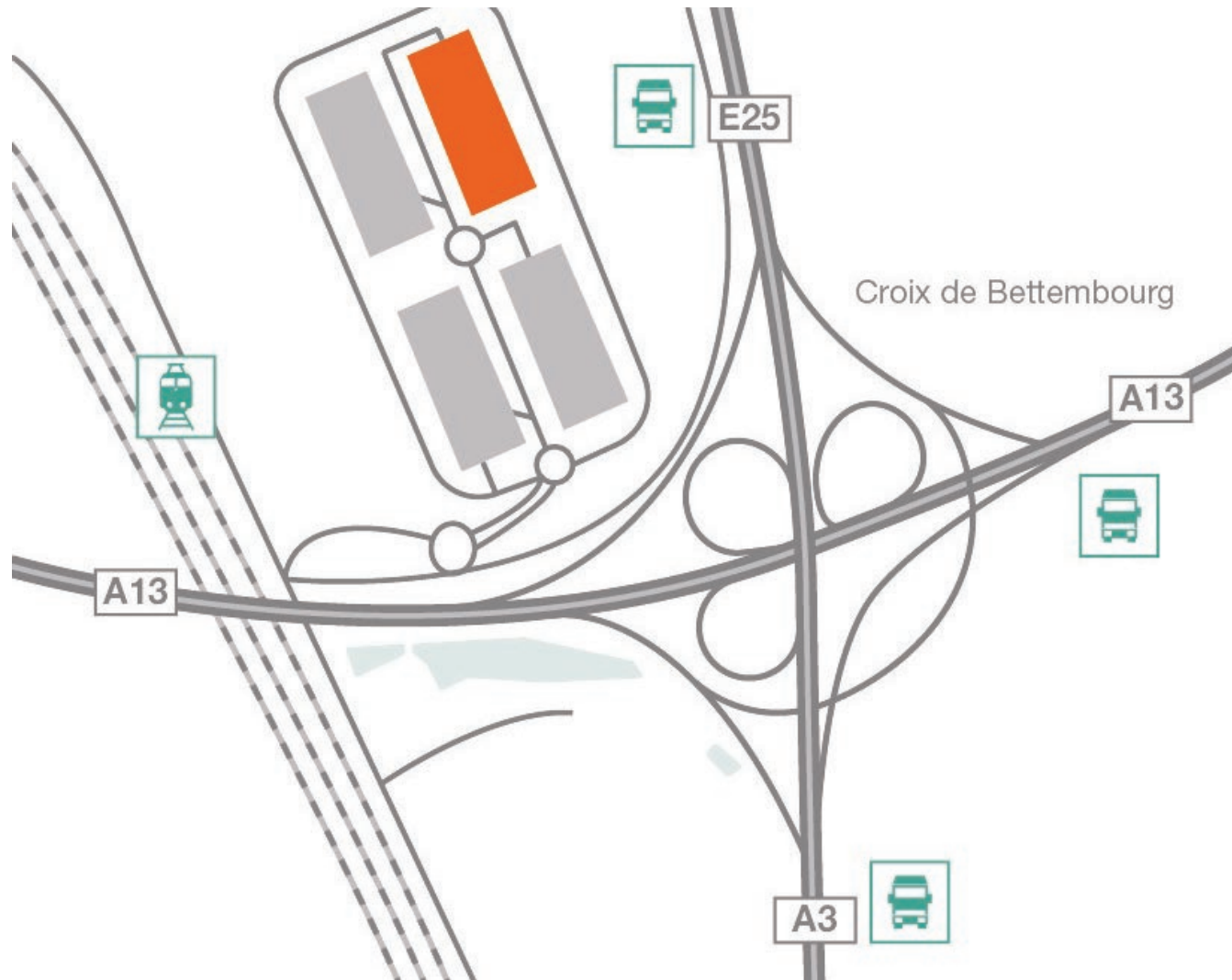


# Ideal location

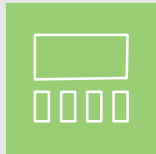
- On-site intermodal container terminal for transport by rail and road
- With connections to the ports of the North Sea and the Mediterranean Sea
- Right next to the A3 direction Germany/France and the A13 direction Belgium/Germany



# Location



# Specifications



## WAREHOUSE

- 10.50 m free stacking height possible
- Construction with a column spacing of 22.8 m between centres, suitable for narrow and wide corridors (12 x 22.8)
- 1 loading dock per 1000 m<sup>2</sup>
- Certified ESFR sprinkler system
- Floor load 5 ton/m<sup>2</sup>
- Extra flat floor WTCB 1
- Heating with gas-powered air heaters
- Additional roof load of 20 kg/m<sup>2</sup> for the installation of solar panels
- Full insulation and LED lighting



## MEZZANINE

- 700 kg/m<sup>2</sup> distributed floor load
- 12 m deep
- Closed with a fixed handrail
- LED lighting, heating, and sprinklers
- Suitable for storage or office expansion

**DP**

WAREHOUSES  
WITH BRAINS



**WDP**

WAREHOUSES  
WITH BRAINS

# Specifications



## OFFICE

- Finished landscape office with sanitary facilities, showers, dressing rooms, and kitchenette
- Standard suspended ceilings
- Lighting: 500 lux
- Heating and cooling available
- Cable ducts with electricity
- Aluminium window profiles with high-performance sun-protection glass
- Rainwater recuperation
- Electronic sensors in sanitary facilities



## SITE

- Loading and unloading quays in concrete
- Entire area is enclosed by a fence with sliding gate
- Passenger car parking facility
- Outdoor lighting around the building

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# Impression

- Modern finish
- An eye for sustainability







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# Rents & conditions

- Prices are per month and excluding VAT
- Period is 15 years, with an extension of 5 years
- Starting date to be determined in consultation
- Please contact us for other terms & conditions

	<b>WAREHOUSE</b> €6 per m <sup>2</sup>
	<b>MEZZANINE</b> €3,5 per m <sup>2</sup>
	<b>OFFICE</b> €12 per m <sup>2</sup>
	<b>CAR PARKING</b> €50 pp



# WDP creates the space for your business

**Thomas Bosmans**

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WDP is a leading real estate specialist focusing on long-term investment in and leasing of high-quality, sustainable logistics real estate. WDP also realises projects for its own account, according to specifications requested by the user, with the highest industry standards always applied.