

## Top location in the Canton of Berne Espace Defi, 2720 Tramelan



### ■ Advantages

Synergy effect with the CIP (Centre Interrégional de Perfectionnement), the training centre for gear engineering and the lathework industry and watch-making industry in the same building.

In the heart of a micro-engineering region.

Site close to major transport axes, 20 minutes to the north of Biel.

### ■ Description of the property

New building, suitable for use as a technology centre, with modern infrastructure, in a well-known industrial setting.

Flexible spaces for various activities, capable of being developed to suit tenant preferences.

Consistent architecture, practical and innovative design in the heart of an exceptional rural setting with planned expansions.



### ■ Technical information

Category	Commercial, office, laboratories for R&D
Property type, incl. areas	Industrial building and offices Total area: 8,000 m <sup>2</sup> 1,000 m <sup>2</sup> currently available in 1 <sup>st</sup> upper floor
Number of floors	2 floors + basement
Year of construction	2008
Parking places	20 parking places available, 4 of which are free of charge
Floor loading	1000 kg/m <sup>2</sup>
Rent in CHF	CHF 120.-/m <sup>2</sup> /year + charges or CHF 10.-/m <sup>2</sup> /month + charges in the shell construction

### ■ Contact address

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