



# Ateliers Centraux

LIÈGE

SPI

## Location

Liège

## Contact

[florence.brevers@spi.be](mailto:florence.brevers@spi.be)

+3242301111

## Ateliers Centraux :

The Ateliers Centraux, a strategic location of 4 hectares on the banks of the Meuse, close to the Liège Express Network (REL) and which will benefit from the extension of the streetcar. Spi is putting the West Hall (lot 1 - plot of 7,921 m<sup>2</sup>, floor area of the building 14,787 m<sup>2</sup>) and the Locomotive Hall (lot 4 - plot of 11,627 m<sup>2</sup>, floor area of the building 7,706 m<sup>2</sup>) up for sale in order to accommodate projects designed to revitalize the district. The projects that will be set up there will certainly benefit from the projects carried out by the City of Seraing and the Service Public de Wallonie (SPW) on lots 2 and 3.

Why invest in the Ateliers Centraux ?

- **Neighborhood undergoing change (Action Ville de Serain/Eriges);**
- **Historical character of the premises;**
- **Very good accessibility :**
  - **Presence of the Ougrée railway station (line 125A to Liège - Liège-Guillemins at 6 minutes or Namur - at 54 minutes - via Flémalle - Flémalle-Haute at 15 minutes);**
  - **Proximity to major roads (N90, N90a, N63 - route du Condroz, N663);**
  - **The site is currently served by four bus lines;**
  - **Proximity to the extension of the streetcar**

#### **Type of project expected :**

The main desire is to revive this site, which has been disused and closed to the public for many years, by hosting functions/activities capable of integrating into the life of the neighborhood and revitalizing it. The projects will be oriented towards functions that are compatible with the neighboring residential fabric. For example, economic activities linked to the cultural or recreational sector, training, services, catering, etc. could be envisaged.

**Lot 1: Spi - West Hall**

**Lot 2: City of Seraing - East Hall & Central Hall**

**Lot 3: SPW - Future Urban Boulevard Lot 4: Spi - Locomotive Hall**

#### **Why invest in the Central Workshops?**

- **Neighborhood undergoing change (Action Ville de Serain/Eriges);**
- **Historic character of the premises;**
- **Very good accessibility :**
  - **Presence of the Ougrée train station (line 125A to Liège - Liège-Guillemins at 6 minutes or Namur - at 54 minutes - via Flémalle - Flémalle-Haute at 15 minutes);**
  - **Proximity to major roads (N90, N90a, N63 - route du Condroz, N663);**
  - **The site is currently served by four bus lines;**
  - **Proximity to the streetcar extension. A mix of functions is encouraged, as well as the integration of functions with some public appeal.**

