



## Ardennes Azur Business Park



DONCHERY



For sale

### IDENTIFIER

ADEA1005

### TYPE OF PROPERTY



Land / property

### AREA

A.F.R., B.E.R.

### AVAILABILITY

Immédiate

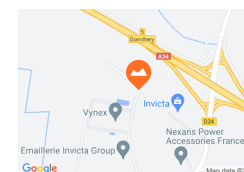
### MAX. SURFACE

65 000 m<sup>2</sup>

### SECABLE FROM

1 500 m<sup>2</sup>

### LOCATION



## Description

Located in the commune of Donchery in the Ardennes, the Ardennes Azur Business Park is predominantly dedicated to industry and logistics, and offers all of the facilities requested for the establishment of companies, including rail connection.

Managed by the Ardennes Chamber of Commerce and Industry, the area is right at the heart of the Ardenne Métropole urban community, between the main cities Charleville-Mézières and Sedan.

Spanning over a total area of 80 hectares, of which 13 are available for development, "Ardennes Azur" offers plots from 1,500 m<sup>2</sup>, at attractive prices, and made all the more attractive given its location within the BER area, which enables companies (under **certain conditions** <sup>(1)</sup>) to benefit from exemptions from social and fiscal charges that are almost unique in France, for a period of 5 years.

Around twenty companies are already located on the park, including Invicta, Spartech, Nexans, Ziegler..., which together provide a total of around 600 jobs.

Located at the A34 Paris-Luxembourg-Cologne interchange, this business park is also 10 minutes from the A304 Amsterdam-Marseilles motorway. This privileged position grants rapid access to the 110 million European consumers targeted by logistics companies, all within half a day's journey.

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## B.E.R. area

This property is in low-tax BER area, where you can benefit, under conditions, from highly and unique in France tax incentive:

- Corporate income tax exemption for 5 years
- Social security contributions exemption for 5 years

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## Equipment




*Réseaux et fluides*



*Parking*

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