



Ardennes Émeraude Business Park



TOURNES



For sale

IDENTIFIER

ADEA1004

TYPE OF PROPERTY



Land / property

AREA

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

AVAILABILITY

Immédiate

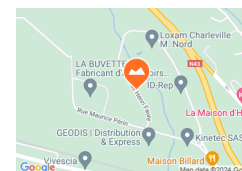
MAX. SURFACE

20 000 m²

SECABLE FROM

1 500 m²

LOCATION



Description

Based in Tournes and Cliron in the Ardennes, Ardennes Émeraude Business Park is an industrial and logistics site, offering all of the facilities required for business, including rail connection on the Calais-Bâle line.

Property of the Ardennes Chamber of Commerce and Industry, the park is located 5 km from Charleville-Mézières, and 2 km from the nearby Belval airfield.

With a total surface area of 82 hectares, of which 3 are available for development, "Ardennes Émeraude" offers plots from 1,500 m², at attractive prices. The area is located within the BER area, which enables companies (under **certain conditions** ⁽¹⁾) to benefit from exemptions from social and fiscal charges that are almost unique in France, for a period of 5 years.

About twenty companies are already located there, including Geodis Calberson (freight and mail transport), Kinetec, Maximo, Rotoplus plastics recycling, Sopap... representing around 600 persons.

Within 18 months, the park will be directly connected to the A304 Amsterdam-Marseille motorway, granting rapid access to the 110 million European consumers targeted by logistics companies (within 4.5 hours by road).

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

Equipment



Réseaux et fluides




Parking




Fibre optique



Multimodalité

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