



Business Centre with 4,000 m² of divisible space



GIVET



For rent

IDENTIFIER

ADEA1020

TYPE OF PROPERTY



Business incubator and
Business center

AREA

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

AVAILABILITY

Immédiate

MAX. SURFACE

750 m²

LOCATION



Description

Close to Belgium and at the heart of the Parc d'Activités Communautaire de Givet - PACOG (Givet Community Business Park), the business centre supports the installation of business activities.

The infrastructure was built by the Communauté de Communes Ardennes Rives de Meuse to complement the setup solutions of installed PACOG companies. Indeed, the business park is already home to a dozen industrial companies, such as Biscuiterie Latour (artisanal patisserie) and ISOPAC (industrial packaging), and has up until now been dominated by industrial and logistics operations.

Thanks to the business centre, small industry and service activities now have 4 buildings with 2 modular and autonomous units of 500 m² each. Each unit comprises a production area, storage areas, two offices (reception / independent) and sanitary facilities, showers and changing rooms. Installation of 5 T bridge cranes is also possible.

The nearby port of Givet allows connection with large scale river transport, rail freight with SNCF, plus road and motorway transportation. In addition, the business centre is located in a B.E.R. area (Bassin d'Emploi à Redynamiser), a scheme, almost unique in France, that allows exemption from tax and social commitments under **certain conditions** ^[1].

With its location and ready to use buildings, the Givet business centre has everything an entrepreneur needs.

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




Multimodalité




Porte sectionnelle



Parking

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