



## Givet Community Business Park with 52 ha of divisible space

 GIVET  For sale

### IDENTIFIER

ADEA1003

### TYPE OF PROPERTY

 Land / property

### AREA

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

### AVAILABILITY

Immédiate

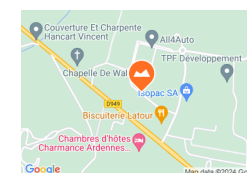
### MAX. SURFACE

100 000 m<sup>2</sup>

### SECABLE FROM

1 000 m<sup>2</sup>

### LOCATION



## Description

The Givet Community Business Park (PACOG) offers land for activities in various sectors, but with a preponderance of industrial and logistical activities, relying on a multi-modal connection.

Located in Givet in the Ardennes, the business park covers an area of 52 hectares, 42 of them transferable. Held contractually by the Ardennes Rives de Meuse Federation of Municipalities, its purpose is to offer space to industrial businesses or large artisanal businesses.

Its location affords it a combination of wide-gauge river transport (1,500 tons) through the port of Givet, the SNCF freight service, road and highway transport.

The proximity to Belgium means that the Belgian road network allows easy access to the entire Benelux, northern and eastern France.

In a bid to provide immediate solutions to small-scale industries and service businesses, the Federation of Municipalities has also created a Business Centre in the park. The Business Centre is a building with eight modular units of 500 sq. m each, capable of hosting various small-scale industry businesses.

PACOG is already home to ten companies providing several hundred jobs. They include the following: Biscuiterie Latour (artisanal confectionery), ISOPAC (industrial packaging) and Matelpro (furniture shop).

PACOG seeks to become an effective communication crossroads and to acquire the requisite equipment to host businesses with a variety of profiles.

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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




*Multimodalité*



*Réseaux et fluides*

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