



## Porte de l'Argonne Business Estate with 41 ha of divisible space

VOUZIER

For sale

### IDENTIFIER

ADEA1006

### TYPE OF PROPERTY

Land / property

### AREA

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

### AVAILABILITY

Immédiate

### MAX. SURFACE

29 000 m<sup>2</sup>

### SECABLE FROM

2 300 m<sup>2</sup>

### LOCATION



## Description

The Porte de l'Argonne Business Area in Vouziers (French Ardennes) offers multi-use facilities (for business, crafts, industry and services), supported by it being located in a BER area aiming to boost employment, which means - almost uniquely in France - businesses can be exempt from social security and tax payments for five years (conditions apply). The plots available are between 2,300 and 10,000 m<sup>2</sup> and can be adjusted to suit different needs.

Vouziers is the main town in the Argonne Ardennaise region and is halfway between Reims and Charleville-Mézières. This means it is surrounded by 800,000 potential customers (close to Belgium and Luxembourg, and Paris is under three hours away).

The area has a range of incentives for businesses: Regional Aid scheme, Rural Development Zone, Employment Boosting Area, Crafts and Commerce Restructuring Operation, etc.

Many companies have set up in the Porte de l'Argonne Business Area, including FEGE which for over 23 years has been specialising in robotic solutions and handling for packaging lines: just one example of a business that has expanded its activities thanks to this growth-enhancing area.

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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

## Z.R.R.

This property is in ZRR area, where you can benefit, under conditions, from:

- Corporate income tax Exemption for 5 years (+3 years decreasing gradually)
- Social security contributions exemption for 12 months

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## Equipment




*Fibre optique*




*Parking*



*Réseaux et fluides*

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