AVAILABILITY
MORE THAN 6 MONTHS



Puy-Sainte-Réparade
Lot E

SECTORS SERVED

Health, Digital/Tech, Energies of Tomorrow

TYPES OF ACTIVITIES ACCEPTED ON SITE

Tertiary activities (offices, workshops, laboratories), and small-scale industry







PROPERTY DESCRIPTION AND TECHNICAL SPECIFICATIONS

TYPE	Real estate / land
OFFER	Rental (or purchase)
PRICE	For rent: cleanroom at 120€/m²/year, office space at €160/m²/year, taxes and charges not included Purchase: €2500/m², taxes not included
LOCATION	Le Puy-Sainte-Réparade, Aix-Marseille-Provence metro area
TOTAL SURFACE AVAILABLE	9927 m² - several lots available
PARCELS / AVAILABLE LOTS	Lot E - Ground floor – cleanroom activity: 527m². Lot E – Upper floor - office: 1566m²
MAXIMUM HEIGHT / FOOTPRINT COEFFICIENT	Building to land ratio: 0.6 Maximum height: 8m
PLOT OWNER	City of Le Puy-Sainte-Réparade, Private owner
SITE CLASSIFICATION	-
SERVITUDES	-

TIMELINE

AVAILABILITY	More than 6 months
PLANNING PERMISSION	October 2023
ENVIRONMENTAL PERMITS AND STUDIES ALREADY COMPLETED	All studies carried out and updated

ACCESS

ACCESS	Train & high speed train (TGV): 20 min (Aix, Aix TGV) Airport: 30 min (Marseille Provence Airport) Roads: A51 highway, D15 departmental highway
PUBLIC TRANSPORTATION	Yes - Aix-Métropole bus network

SERVICES / AMENITIES

WATER	Drinking water / Fire water
GAS CONNECTION	No
ELECTRICAL POWER	Medium voltage (20 kVA) High voltage (up to 75 MW)
SANITATION & STORMWATER MANAGEMENT	Yes
CONNECTIVITY	Fiber optic
JUNCTION	No
OTHER FEATURES	Turnaround area, no loading dock unless a request is made to municipality by the lease holder. Security camera surveillance around the site managed by the municipality.
SERVICES FOR BUSINESSES AND EMPLOYEES	41 parking spaces with electric charging station. Outdoor meeting room with electrical outlet. Outdoor wooden structure for entertainment (sports, boules, meetings, events, etc.). Waste collection, shops in the immediate vicinity in the town center, bar, restaurant, pharmacy. Small on-site daycare under study with Montessori complement for primary school. There is a municipal swimming pool and multi-sports field (soccer, basketball, tennis) at the site entrance. Direct access to the town center is planned for the second phase of construction (2025/2026). Services offered by existing companies: animal testing facility (NEUROSERVICE), access to a supercomputer (POWERSYS), export support (POWERSYS), support for building algorithms to process big data for life sciences (NEUROSERVICE). Local business park association, business club for Le Puy-Sainte-Réparade, Venelles, and Pertuis.

ECOSYSTEM

TRAINING, HIGHER EDUCATION & RESEARCH	Aix-Marseille University, IAE Aix
POTENTIAL PARTNERS	Leading companies already on site: POWERSYS, INFINEON TECHNOLOGIES FANCE, SODIELEC, ACTIA TELECOM, NEUROSERVICE

FINANCING

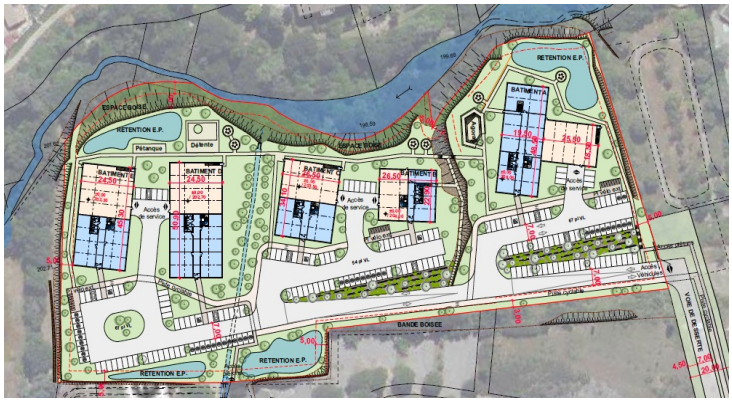
ZONING: FINANCING & PUBLIC ASSISTANCE AVAILABLE	BREEAM VERY GOOD environmental rating Regulated zone

ILLUSTRATIONS

TO VIEW THE SITE WITH THE OBSERVATOIRE SUD FONCIER ECO [IN FRENCH]

CLICK HERE

PLOT VIEWER





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