

**AVAILABILITY
IMMEDIATE**



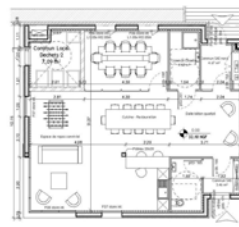
AGROPARC - VICTORIA

SECTORS SERVED

Natural living (food, cosmetics, etc.)

TYPES OF ACTIVITIES ACCEPTED ON SITE

Industrial and tertiary activities



PROPERTY DESCRIPTION AND TECHNICAL SPECIFICATIONS

TYPE	Real estate
OFFER	Buying, renting possible
PRICE	Between €2300 and €2600 per square meter, excluding taxes
LOCATION	City of Avignon
TOTAL SURFACE AVAILABLE	400 m ²
PARCELS / AVAILABLE LOTS	Between 100 and 300 m ²
MAXIMUM HEIGHT / FOOTPRINT COEFFICIENT	-
PLOT OWNER	CITADIS - Grand Avignon
SITE CLASSIFICATION	Flood risks assessed, PPRi Durance (2017) Depending on the plot: Blue zone (building must be raised by 50 cm) Installations Classified for the Protection of the Environment (ICPE) present - Givaudan site
SERVITUDES	-

ACCESS

ACCESS	Train / TGV: 20 min Freeway: 5 min Airport: 3 min
PUBLIC TRANSPORTATION	Yes ORIZO ChronHop lines C3, C4, 13 and 22 and ZOU Vaucluse lines 6, 7 and 20.

SERVICES / AMENITIES

WATER	Drinking water Raw water
GAS CONNECTION	Yes Direct connection to the GRTGaz network possible
ELECTRICAL POWER	Medium voltage (20 kVA)
SANITATION & STORMWATER MANAGEMENT	Yes, collective
CONNECTIVITY	High speed
HIGHWAY JUNCTION	No
OTHER FEATURES	Velopop' service with 300 self-service bicycles available 24/7 and 29 stations throughout the Greater Avignon area Bicycle terminals throughout the Agroparc Future Agroparc park-and-ride facility linking the city center to the tramway system Carpooling on the site via the Klaxit platform
SERVICES FOR BUSINESSES AND EMPLOYEES	Shared security Daycare centers On-site lifestyle center (shops, restaurants, services, liberal professions) Fresh produce distributor Housing units (1900)

TIMELINE

AVAILABILITY	Immediate
PLANNING PERMISSION	-
ENVIRONMENTAL PERMITS AND STUDIES ALREADY COMPLETED	Impact study (1987) Water law dossier (1987) No archaeological constraints (1987) Fauna/flora study (1987)



ECOSYSTEM

TRAINING, HIGHER EDUCATION & RESEARCH

Avignon University, Isema/Isara, François Pétrarque agricultural high school, NexTech, and Erudis.
6 research centers (including INRAE and CTCPA).

POTENTIAL PARTNERS

On-site flagship companies: Givaudan, McCormick, Etex, Claranor, CBA (French leader in nursing management software...)

Créativa and Pégase incubators, 6 research centers, 11 training organizations

Competitive clusters: Innov'Alliance, SAFE



FINANCING

ZONING: FINANCING & PUBLIC ASSISTANCE AVAILABLE

Turnkey industrial site
Territoires d'Industrie site
Label Parc + (SUD region)



ILLUSTRATIONS

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

[CLICK HERE](#)



PLOT VIEWER



Your contact

Anne-Charlotte DEBARBIEUX

acdebarbieux@risingsud.fr

risingSUD

Opportunities & Investments
in Provence-Alpes-Côte d'Azur