

GIVE YOUR COMPANY THE SPACE **IT NEEDS**





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When it comes to looking for new premises for your company, you want to prioritise proximity and easy, optimal access.

As urban areas become increasingly saturated, you are attentive to your employees' well-being, wanting to offer them a desirable, unique and privileged working environment.

When you hear the word "responsibility", you immediately think about managing your carbon footprint and a green and tree-filled environment that promotes soft mobility.

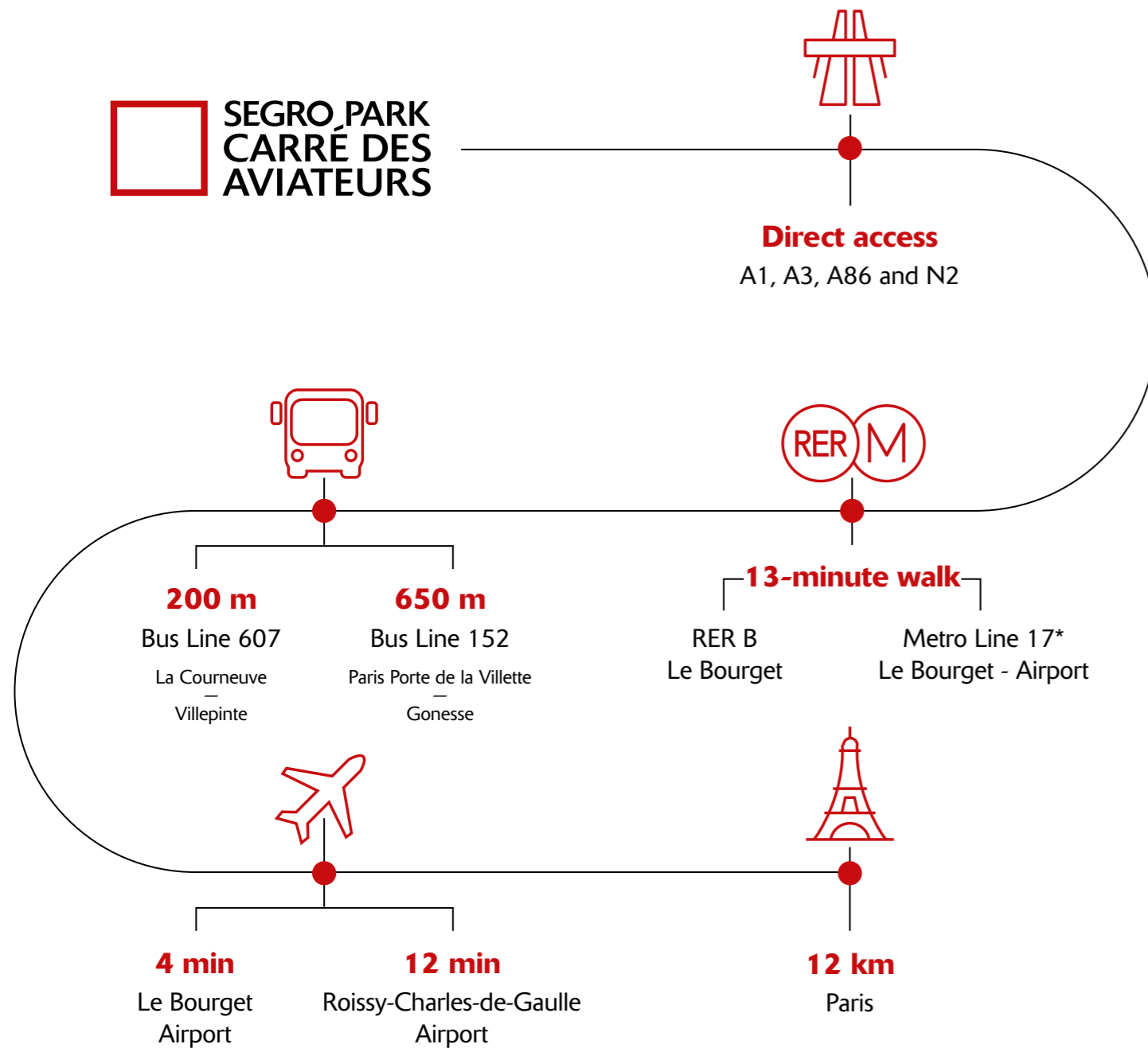
In a constantly changing sector, you are looking for a setting that fosters modularity and flexibility in well-adapted spaces.

While some settle for ordinary, you aim for extraordinary.

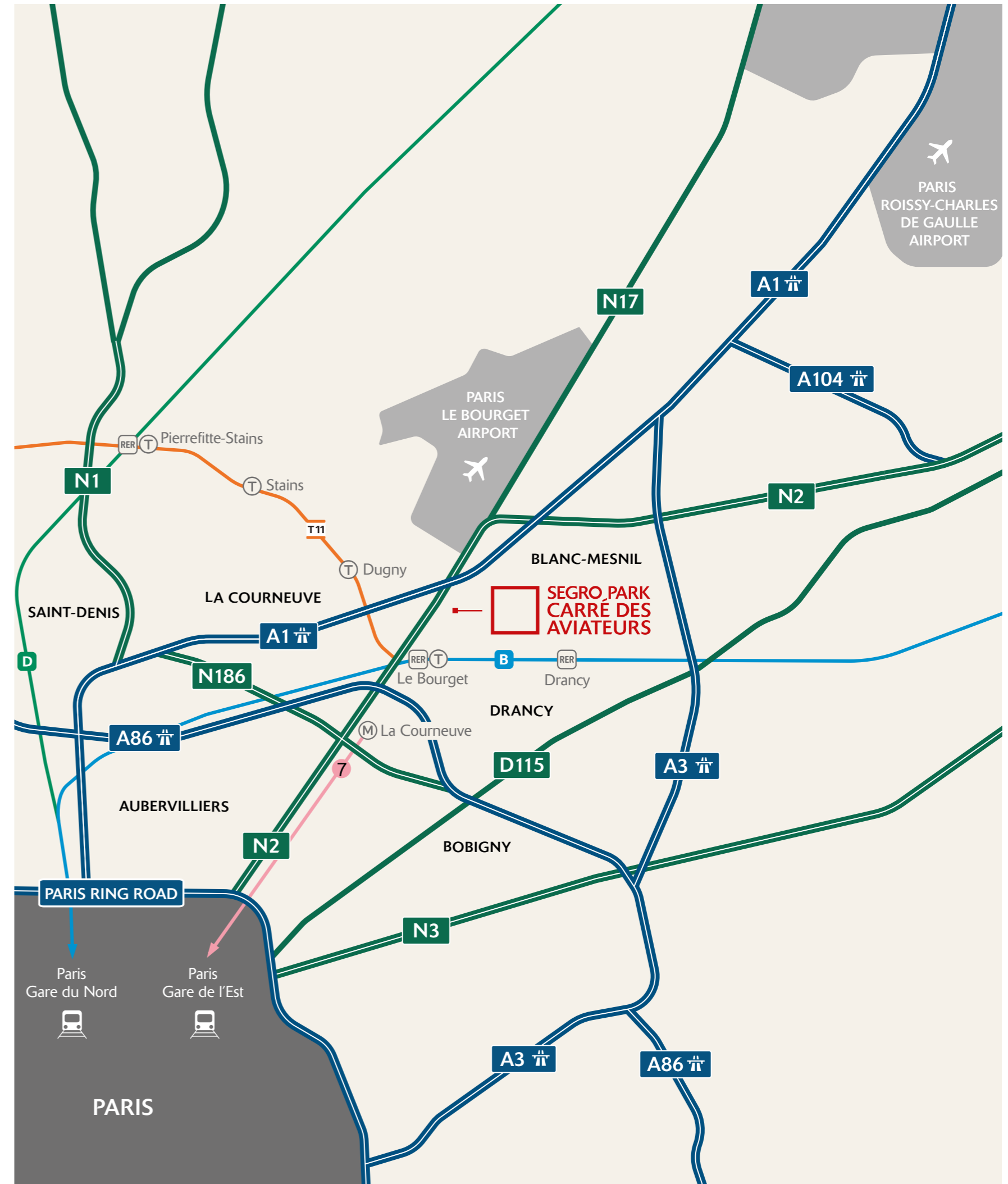
Embark on a new era. Develop your business activities at SEGRO Park Carré des Aviateurs.

A CENTRAL LOCATION

The Carré des Aviateurs business park, 12 kilometers away from Paris and close to Roissy-Charles-de-Gaulle and Le Bourget airports, benefits from an excellent motorway network north of the capital, making it ideal for developing your business activities, both locally and internationally.



*Grand Paris express line, under construction



BLANC-MESNIL, A DYNAMIC AND FORWARD-LOOKING TOWN

Blanc-Mesnil is a thriving and energetic town and a leading logistics hub in the Paris area. It is known for its economic vitality, its dynamic job market, its vision and urban renewal and greening projects.



Cafés and restaurants



Mail Gabriel Péri 2

1 Town centre indoor market



Schools and nurseries



Sports facilities

3 Blanc-Mesnil Classic Festival



Blanc-Mesnil Theatre 4



With a strong cultural base and good sports facilities, it stands out for its high-quality infrastructure dedicated to physical and mental wellness.



Shops



New real estate programmes



Restaurants



Fitness



SEGRO PARK CARRÉ DES AVIATEURS



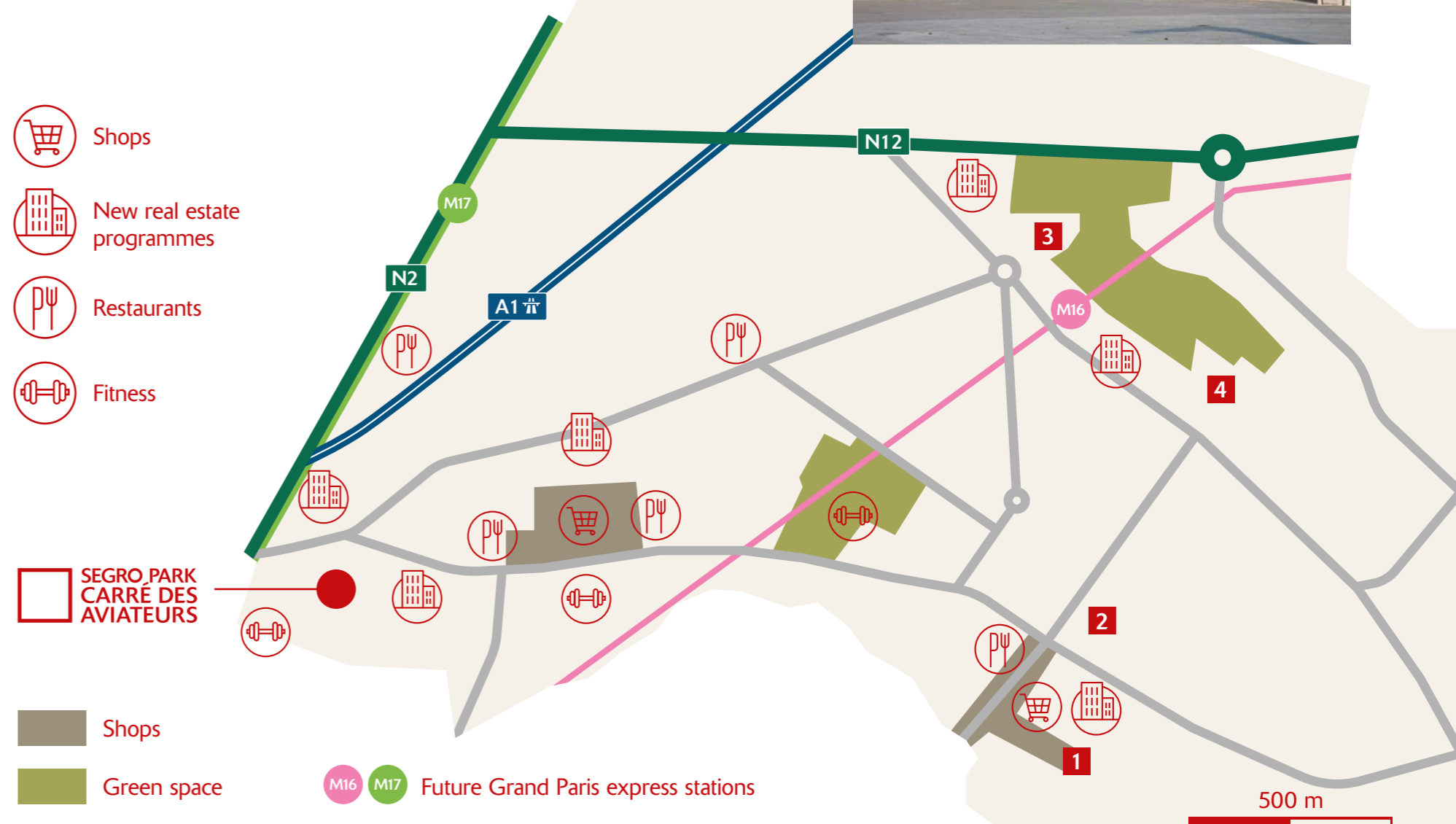
Shops



Green space



M16 M17 Future Grand Paris express stations



AVAILABLE PREMISES AND DEVELOPMENT OPPORTUNITIES





Charles Floquet Avenue

LARGE, MODULAR SPACES

Divided into eight new-builds, the total surface area covers 35,000 sqm and currently accommodates 13 businesses and 220 employees.

The premises are vast and ideally designed, offering the valuable advantage of being modular, so that each business can adapt the configuration to their specific needs, with full flexibility.

BUILDING	UNIT	TOTAL AREA (sqm)	BUSINESS AREA (sqm)	OFFICE AREA (sqm)	AVAILABILITY
Building 1	1A	1,670	1,412	258	Immediate
Building 2	2C	700	445	255	Immediate
Building 3	3A*	1,321	1,094	227	Immediate
Building 3	3B*	873	873	-	Immediate
Building 3	3C*	867	743	124	Immediate
Building 6	6CB	902	460	442	Immediate
Building 8	8B	991	796	195	Immediate
Total (sqm)		7,324	5,823	1,501	

* Possibility of grouping lots.



Immediate availability
UNIT 1A: 1,670 sqm
Business space: 1,412 sqm
Office space: 258 sqm

Immediate availability
UNIT 2C: 700 sqm
Business space: 445 sqm
Office space: 255 sqm

Immediate availability
UNIT 3A: 1,321 sqm
Business space: 1,094 sqm
Office space: 227 sqm

Immediate availability
UNIT 3B: 873 sqm
Business space: 873 sqm

Immediate availability
UNIT 3C: 867 sqm
Business space: 743 sqm
Office space: 124 sqm

CAN BE GROUPED

Immediate availability
UNIT 8B: 991 sqm
Business space: 796 sqm
Office space: 195 sqm

Immediate availability
UNIT 6CB: 902 sqm
Business space: 460 sqm
Office space: 442 sqm

A LOUER
PROPOSÉ À PARTIR DE
2000 M²



EXAMPLES OF
PREMISES





**EXAMPLES OF
PREMISES**





Home products showroom



Private catering area for customers

EXAMPLES OF FITTED OUT PREMISES



Relaxation/lunch area for staff



Open space offices



Storage / business space

**EXAMPLES OF
FITTED OUT
PREMISES**



Reception area



Reception area and customer dining

**EXAMPLES OF
FITTED OUT
PREMISES**



Reception area



Meeting room

OPTIMISATION OF EACH SQUARE METER

BUSINESSES:

<p>7-METER CLEAR HEIGHT UNDER PURLINS</p>	<p>TREATED CONCRETE SLAB OF 3 TONS/SQM</p>	<p>SECTIONAL DOORS</p>	<p>LOADING BAY INSTALLED FOR SOME UNITS</p>
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OFFICES:

<p>MODERN AND PLEASANT AREAS</p>	<p>CEILING HEIGHT 2.6 M</p>	<p>LED LIGHTING</p>	<p>NEW FLOORING</p>
<p>REVERSIBLE AIR CONDITIONING</p>	<p>REINFORCED FAÇADE INSULATION</p>	<p>NEW JOINERY WITH DOUBLE GLAZING</p>	

INFRASTRUCTURE

<p>RECENT CONSTRUCTION, benefiting from a renovation programme for the façades of the buildings</p>	 <p>8 BUILDINGS COVERING 35,000 sqm</p>	<p>FULLY ENCLOSED SITE Security and video surveillance service, 24/7/365, with pedestrian patrols at night</p>
 <p>ECO-RESPONSIBLE DESIGN</p>	 <p>MODERN AND EFFICIENT SIGNAGE</p>	 <p>LANDSCAPED AREAS STREET FURNITURE, CONVIVIAL SPACES</p>
 <p>EXTERIOR LIGHTING WITH 100% LED HALOGEN SPOTLIGHTS</p>	<p>FULLY RENOVATED LOTS 100% LED lighting, resin, paint, new sectional door, air conditioning, etc.</p>	 <p>HEATING BY GAS UNIT HEATERS</p>

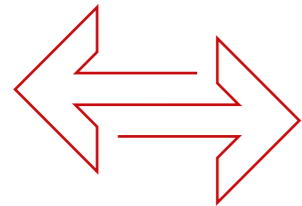
SERVICES

A SEGRO team is dedicated to managing the SEGRO Park Carré des Aviateurs. Consisting of a property manager and an asset manager, the role of the team is to answer all questions from occupiers, both to facilitate the everyday life of their employees on-site and to manage contractual relations between SEGRO and its leaseholders.

SECURITY POST

24/24
7/7

SHUTTLE BUS**



FOOD TRUCK



COMMON WASTE COLLECTION



SMART REFRIGERATORS*



* Available from 2025

** Possibility to pool with another business in the park

A SUSTAINABLE RENOVATION



ENERGY
SOBRIETY



USER
COMFORT
AND SAFETY



RENOVATION
OF FAÇADES AND
REPLACEMENT
OF WINDOWS,
TO REDUCE ENERGY
LOSS
BY 15%

INSTALLATION
OF NEW
STREET FURNITURE

CREATION OF
13,000 SQM
OF GREEN SPACES
AND PLANTING OF
58 ADDITIONAL
TREES

RECONFIGURATION
OF THE CENTRAL
AISE GIVING
PRIORITY TO
SOFT MODES OF
TRANSPORT

RENOVATION
OF TRAFFIC LANES
TO
REDUCE SEALED
SURFACES BY 20%



ABOUT SEGRO

SEGRO is a leading owner, manager and developer of modern and sustainable warehouses and business parks in France and Europe.

Our buildings are located in urban areas and close to major transport links on the French axis linking Paris, Lyon, Marseille and Lille and in seven other European countries.

For over 100 years – 50 years in France – we have been providing our customers with large and modern warehouses, warehouses for urban distribution closer to city centres, and latest generation business parks so that our customers can develop and thrive. We cover every step in the supply chain.

SEGRO is a fully responsible and committed company that aims to contribute to and have a positive impact on society and the environment. This is reflected in our Responsible SEGRO corporate social responsibility programme, which is organised around three strategic priorities covering the areas where we believe we can make the greatest contribution, given our activities and locations:

- Championing low-carbon growth
- Investing in our local communities and environments
- Nurturing talent

RESPONSIBLE SEGRO THE IMPACTS CHARTER

Launched three years ago as part of our corporate social responsibility policy, **Responsible SEGRO**, the **IMPACTS Charter** (Integration – Mission – Partnership – Apprenticeships – Careers – Talent – Student work experience) aims to unite stakeholders (public organisations, non-profit associations, customers and partners) in the regions in which **SEGRO France** operates, by finding synergies to contribute together to the sustainable development of those regions via three axes:

- **Contribute to training, employment and local professional integration**
- **Contribute to the local economy**
- **Improve local quality of life**



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SEGRO