

# LE PLATEAU

Class A logistics solutions in a prime location at Soissons/Ploisy in northern France



**From 6,000m<sup>2</sup>**

Your logistics hub in Europe



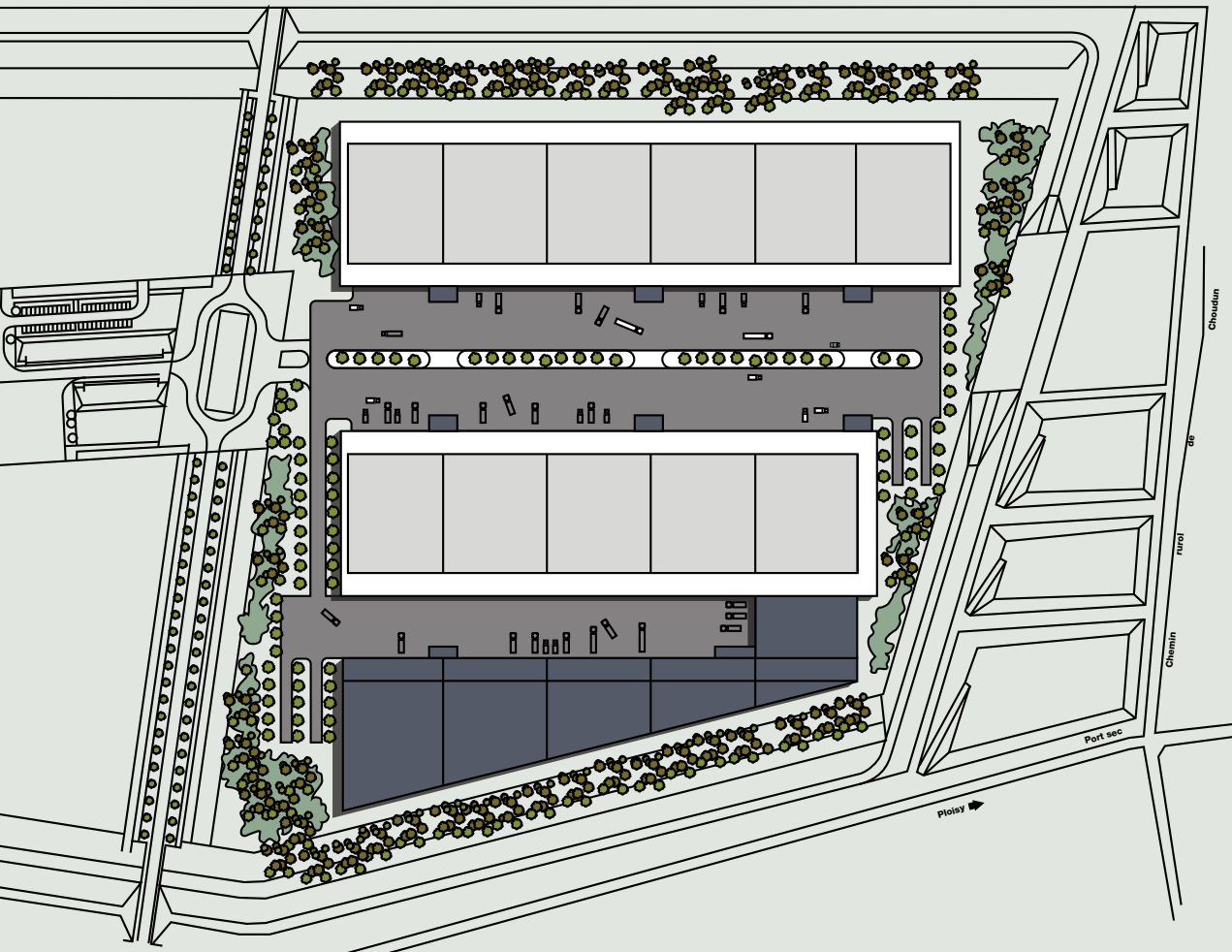
**Industrial Securities Europe**

YOUR PAN EUROPEAN LOGISTICS PARTNER



A GEOVIA LOGISTICS PLATFORM

# LE PLATEAU



Building	Building (sqm)	Construction Date	Let
North	36,226	2007	19,730sqm
South	42,000	2008	

**Approved ICPE sections**  
North building: 6 cells – ICPE sections 1510/1530/2662/2663 (3 cells already let including one sub-cell of 600sqm 1412 & 1432 already let).  
  
South building: 7 cells for ICPE sections 1510/1530/2662/2663 including one sub-cell 570 sqm for 1412 & 1432.



- Specification**
- State-of-the-art warehouses and offices
  - Offices according to client's requirements
  - Eaves height 10.60m
  - Truck yard width 35m
  - Floor loading 5 tonnes per m<sup>2</sup>
  - Building structure allows stock piling up to 6 pallets high
  - Built according to logistic Grade A technical international standards
  - Constructed with an environmental quality charter (QEB)
  - Sophisticated ditches network system
  - Fire protection network system in place
  - Gas
  - Electricity
  - High speed density ICT network
  - Docks: 1 per 1,000m<sup>2</sup>

- Location benefits**
- Direct access onto Highway No. 2
  - Ideally located in Ploisy with an employment pool of 100,000 people
  - Assistance with recruitment and training via Soissonnais Regional Council
  - Favourable tax climate
  - Professional tax exemption and subsidy package
  - International team of real estate consultants at your disposal
  - Serves Paris region in less than 45 minutes by road
  - Serves other key regions avoiding traffic around Paris
  - Efficient and free road network (2x2)
  - Le Plateau area developed by Soissonnais Council







## Table of Distances

32 km -	Laon
38 km -	Compiègne
57 km -	Reims
61 km -	Saint Quentin
70 km -	Charles de Gaulle Airport

85 km -	Roissy (Ile de France)
100 km -	Paris
167 km -	Lille
173 km -	Belgian border
255 km -	Calais

BUILDER :



ISE Developments is part of the ISE Group, a private property company specialising in the acquisition of logistics warehousing. The company is a leading developer of bespoke distribution facilities with a pan-European network of properties. It has formed a joint venture with Urban Real Estate and together they have created the concept of Geovia, a brand that stands for quality sustainable logistics platforms in strategic locations across Europe.

## ISE Developments

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**From Paris:** Take the A1 (Sarcelles – Charles de Gaulle – Lille), then follow the A104 (Soissons – Parc d'Expositions). At Aulnay-sous-Bois, follow the N2 to Soissons.

**From the North:** Take the A2/E19 (Denain – Lille – Paris). At Denain, follow the A26 to Lyon. Take exit 13 to Laon/Soissons and then follow the D1 to Château Thierry/Soissons.

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The reader should be aware of the codes of leasing practice that exist in the various European jurisdictions and it is strongly recommended that you seek professional advice from a qualified surveyor, solicitor or notary before agreeing or signing a business tenancy agreement.



Geovia is a trademark for developments that comply with the specifications of the QEB (Qualité Environnementale des Bâtiments) and aims to harmonise the relationship between construction and environment.  
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