

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.

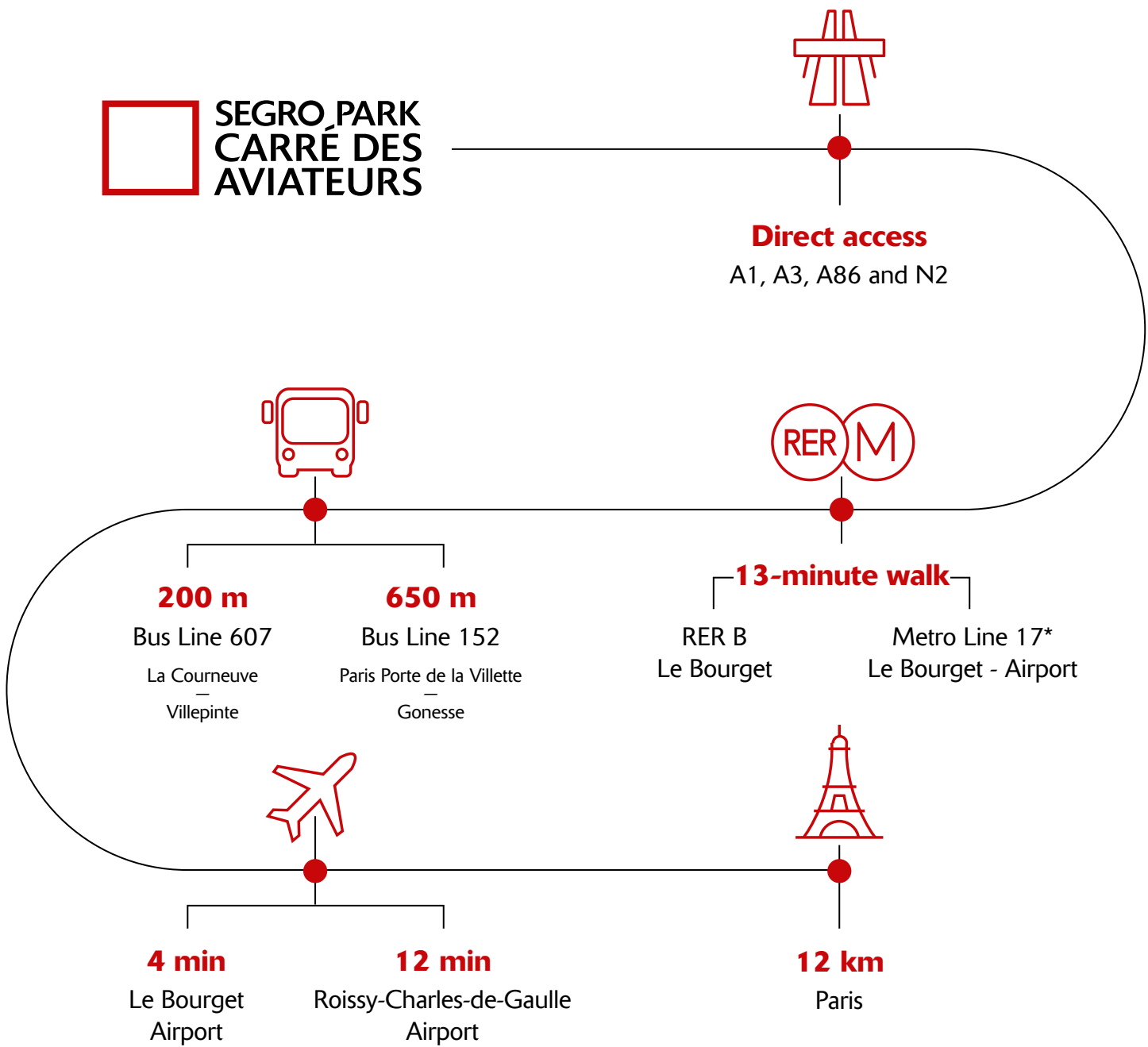
In a constantly changing sector, you are looking for a setting that fosters modularity and flexibility in well-adapted spaces.

While some settle for ordinary, you aim for extraordinary.

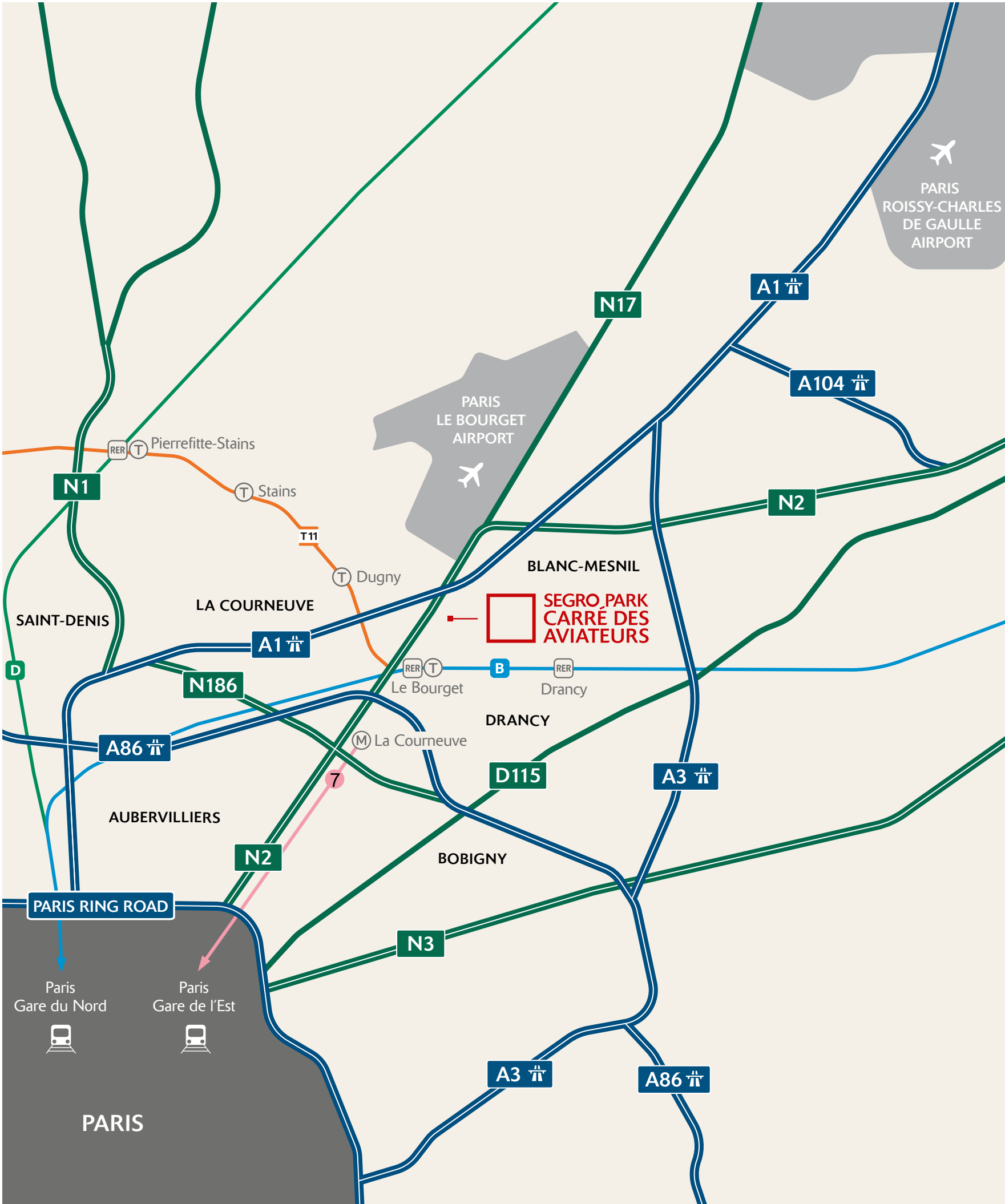
Embark on a new era. Develop your business activities at SEGRO Park Carré des Aviateurs.

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.

Located in the heart of the town, SEGRO Park Carré des Aviateurs is part of an ecosystem with a bright future that provides a pleasant environment for those working there, including proximity to shops, restaurants and urban amenities.

-  Shops
-  New real estate programmes
-  Restaurants
-  Fitness

 SEGRO PARK CARRÉ DES AVIATEURS

-  Shops
-  Green space



AVAILABLE PREMISES **AND DEVELOPMENT OPPORTUNITIES**





LARGE, MODULAR SPACES

Divided into eight new-builds, the total surface area covers 35,000 sq m 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 (sq m)	BUSINESS AREA (sq m)	OFFICE AREA (sq m)	AVAILABILITY
Building 1	1A	1,670	1,412	258	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 7	7C	740	487	253	Immediate
Building 8	8B	991	796	195	Immediate
Building 8	8D	1,117	796	321	Immediate
Total (sq m)		8,481	6,661	1,820	

* Possibility of grouping lots.



Immediate availability

UNIT 1A: 1,670 sq m

Business space: 1,412 sq m

Office space: 258 sq m

Immediate availability

UNIT 3A: 1,321 sq m

Business space: 1,094 sq m

Office space: 227 sq m

Immediate availability

UNIT 3B: 873 sq m

Business space: 873 sq m

Immediate availability

UNIT 3C: 867 sq m

Business space: 743 sq m

Office space: 124 sq m

CAN BE GROUPED

Immediate availability

UNIT 8B: 991 sq m

Business space: 796 sq m

Office space: 195 sq m

Immediate availability

UNIT 8D: 1,117 sq m

Business space: 796 sq m

Office space: 321 sq m

Immediate availability

UNIT 6CB: 902 sq m

Business space: 460 sq m

Office space: 442 sq m

Immediate availability

UNIT 7C: 740 sq m

Business space: 487 sq m

Office space: 253 sq m



EXAMPLES OF
PREMISES





EXAMPLES OF
PREMISES





Home products showroom



Private catering area for customers



Relaxation/lunch area for staff

EXAMPLES OF
FITTED OUT
PREMISES



Open space offices



Storage / business space



Reception area

EXAMPLES OF
FITTED OUT
PREMISES



EXAMPLES OF
FITTED OUT
PREMISES



OPTIMISATION OF EACH SQUARE METER

BUSINESSES:

7-METER
CLEAR HEIGHT
UNDER PURLINS

TREATED
CONCRETE
SLAB OF
3 TONS/SQ M

SECTIONAL
DOORS

LOADING BAY
INSTALLED FOR
SOME
UNITS

OFFICES:

MODERN AND
PLEASANT
AREAS

CEILING
HEIGHT
2.6 M

LED
LIGHTING

NEW
FLOORING


REVERSIBLE
AIR CONDI-
TIONING

REINFORCED
FAÇADE
INSULATION

NEW JOINERY
WITH DOUBLE
GLAZING

INFRASTRUCTURE


RECENT
CONSTRUCTION,
benefiting from a
renovation programme for
the façades of the buildings



8 BUILDINGS
COVERING
35,000 sq m

FULLY
ENCLOSED
SITE

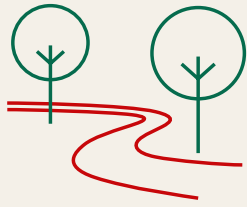
Security and
video surveillance service,
24/7/365, with
pedestrian patrols at night



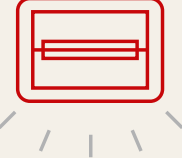
ECO-RESPONSIBLE
DESIGN



MODERN AND
EFFICIENT
SIGNAGE



LANDSCAPED AREAS
STREET FURNITURE,
CONVIVIAL SPACES



EXTERIOR LIGHTING
WITH 100% LED
HALOGEN
SPOTLIGHTS

FULLY RENOVATED
LOTS

100% LED lighting,
resin, paint,
new sectional door,
air conditioning, etc.



HEATING BY
GAS UNIT
HEATERS

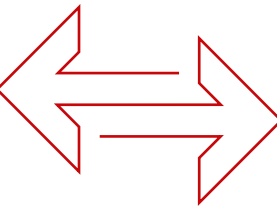
SERVICES

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.

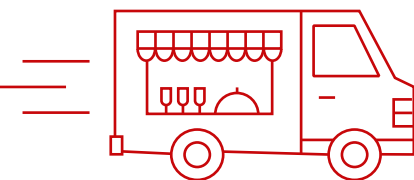
SECURITY POST

24/24
7/7

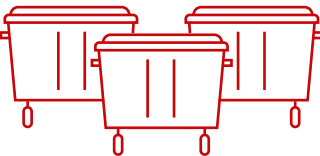
SHUTTLE BUS*



FOOD TRUCK



COMMON
WASTE
COLLECTION



SMART REFRIGERATORS



* 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 SQ M
OF GREEN SPACES
AND PLANTING OF
58 ADDITIONAL
TREES

RECONFIGURATION
OF THE CENTRAL
AISLE 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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