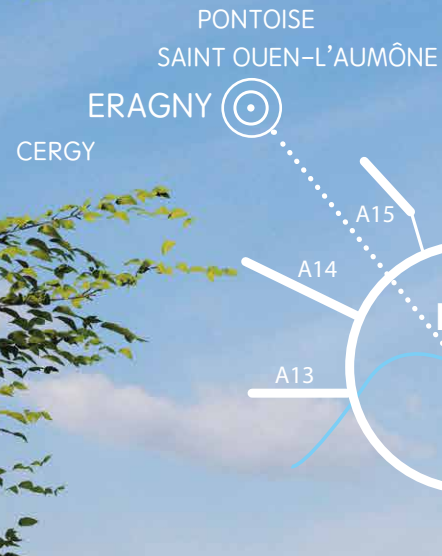




27 HECTARES DEDICATED
TO ECONOMIC ACTIVITIES



Just
30 minutes
from Paris



LES BELLEVUES BUSINESS PARK
CERGY-PONTOISE

YOUR BUSINESS PLACE
30' TO PARIS



YOUR BUSINESS PLACE
30' TO PARIS

27 hectare wooded site
in the heart of the Greater Paris region

116,000 m² of XXL activity
and logistics facilities

BREEAM and **Well**
certifications at their **most ambitious** levels

An **efficient park** with optimised traffic flows

Over **6 hectares** of green space with services
dedicated to teams' well-being

Extensive parking areas for heavy goods
vehicles, cars, motorbikes and bicycles

A leading site in the industry
and distribution **ecosystem**

A **dynamic employment hub** at the heart
of a major consumption area

Easy accessibility and **mobility** at regional,
national and European level

Proximity to services, sports facilities,
leisure activities and shops

⊕ ESPACE

⊕ SCOPE

⊕ LOW CARBON

⊕ SOBRIETY

⊕ WELL-BEING

⊕ ACCESSIBILITY

⊕ CENTRAL LOCATION

⊕ ATTRACTIVENESS

⊕ FLUIDITY

⊕ QUALITY



eParkWest plugs into one of the most dynamic and attractive economic hubs in the Greater Paris region. Recognised as a region of industrial and technological excellence, it hosts a network of companies belonging to large groups, as well as numerous SMEs.

An economic hub popular with business leaders

eParkWest sits within the Cergy-Pontoise economic centre, located at the heart of the main industrial hub of **Greater Paris**. With a significant pool of employment opportunities, the region offers over **two million square meters** of surface area dedicated to **industrial activities**. In terms of human resources, the region has a significant employment pool.

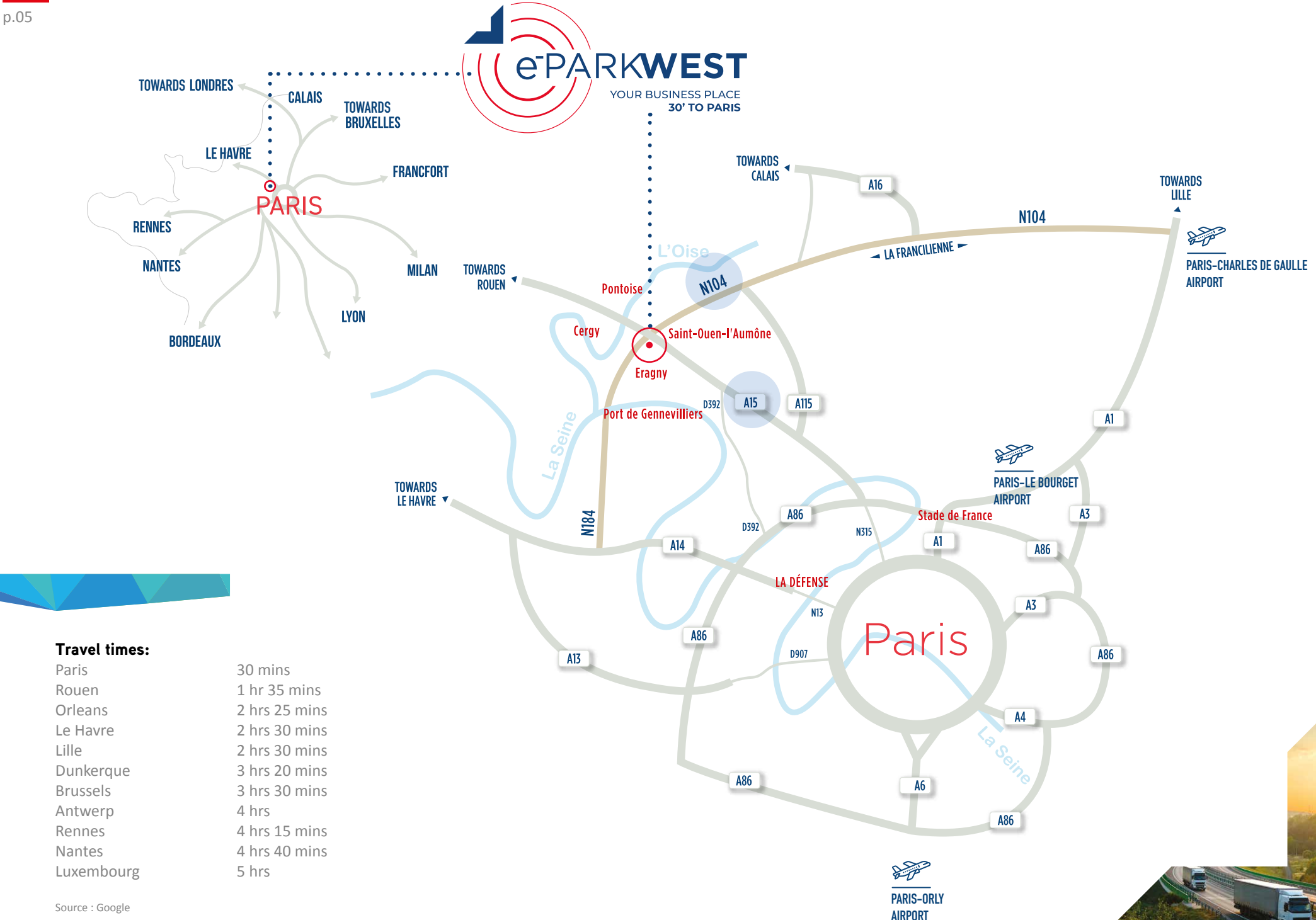
- AEROSPACE & DEFENCE**
DASSAULT AVIATION
AIRBUS HELICOPTERS
AIR FRANCE INDUSTRIE, AIRBUS
SAFRAN
- AUTOMOTIVE**
RENAULT, YAMAHA
VIUSTEON ELECTRONICS, VALÉO
FLEX-N-GATE
OSCARO
- LUXURY & COSMETICS**
LVMH, CLARINS, SYSLEY, GROUPE ALÈS,
MATIS, GALERIES LAFAYETTE
LABORATOIRES PAYOT
DAITO KASEI KOGYO
- ECO-INDUSTRIES/ENVIRONMENT**
BIOGÉNIE EUROPE
DI ENVIRONNEMENT
EAV, HERSAND
VOOLIA
- LOGISTICS & TRANSPORT**
GEODIS, EXACOMPTA
MONDIAL EXPRESS, DPD
FEDEX, UPS
ZIEGLER
ID LOGISTICS
- TECHNOLOGY**
ATOS, SOPHOS
DELL EMC
DEPAEPE
ARCHOS

13,000
companies

CY Campus, the **3rd**
largest academic hub
in the Greater Paris region
(outside Paris)

More than
90,000
jobs

6
sectors
of excellence



An accessible and strategically located site

Located **25km** from Paris, **eParkWest** is just two minutes from the **A15** motorway, leading to the capital. This major route intersects with the **A86**, the Parisian ring road, and connects to the **A14** which serves the western part of the Paris region. The park also benefits from the proximity of a section of the **N184** (the “Francilienne”), providing a useful alternative for regional travel.

At the heart of a benchmark **eco-system**, **eParkWest** is located **within less than 5 hours** by road to supply more than **41 million** consumers.





THE SITE OFFERS A WIDE RANGE OF LOCAL PUBLIC TRANSPORT OPTIONS

- Line 33**
- bus stop **5 mins** walk from the site (Fernand Châtelain)
 - **5 mins** from Saint-Ouen-l'Aumône Liesse station (RER C and Transilien Line H)

A bus every 10 minutes during peak times (6am to 9am and 5pm to 8pm)

- Line 49**
- bus stop at the entrance to the site (Allée du Sous-Bois)
 - **8 mins** from Cergy-Préfecture station (RER A and Transilien Line L)
 - **15 mins** from Neuville-Université station (RER A and Transilien Line L)
 - **13 mins** from Éragny-Neuville station (Transilien Line J)

A bus every 10 minutes during peak hours (6am to 9am and 5pm to 8pm)

- Line 55**
- bus stop **5 mins** walk from the site (Fernand Châtelain)
 - **5 mins** from Saint-Ouen-l'Aumône Liesse station (RER C and Transilien Line H)
 - **15 mins** from Conflans-Sainte-Honorine station (Transilien Line J)

A bus every 25 to 30 minutes during rush hour (from 6am to 9am and from 5pm to 8pm)



A COMPLETE TRANSPORT NETWORK FOR ALL MOBILITY NEEDS

- En RER
- Line RER A**
- **8 mins** from Cergy-Préfecture station (bus line no. 49)
 - **15 mins** from Neuville-Université station (bus line no. 33)

A train approximately every 10 minutes towards Paris and every 10 to 15 minutes towards Cergy-Le-Haut (peak times from 7am to 9am and 6pm to 8pm)

- Line RER C**
- **5 mins** from Saint-Ouen-l'Aumône Liesse station (bus line no. 33)

A train approximately every 15 minutes towards Paris and every 15 to 20 minutes towards Pontoise (peak times from 7am to 9am and 6pm to 8pm)



- Line J**
- **13 mins** from Éragny Neuville station (bus line no. 49)

A train approximately every 20 minutes towards Paris-Nord and every 20 minutes towards Gisors (peak times from 7am to 9am and 6pm to 8pm)

- Line H**
- **5 mins** from Saint-Ouen-l'Aumône Liesse station (bus line no. 33)

A train approximately every 20 minutes towards Paris-Nord and every 20 minutes towards Gisors (peak times from 7am to 9am and 6pm to 8pm)

- Line L**
- **8 mins** from Cergy-Préfecture station (bus line no. 49)
 - **15 mins** from Neuville Université station (bus line no. 33)

A train approximately every 10 to 12 minutes towards Paris Saint-Lazare and every 10 to 12 minutes towards Cergy-Le-Haut (peak times from 7am to 9am and 6pm to 8pm)





A new generation business park

A mixed industrial and logistics business park, eParkWest covers 27 hectares. In addition to its main entrance, organised as a 2x2 lane road, it has a second entrance reserved for light vehicles to optimise traffic flow. Surrounded by over six hectares of green spaces with diverse plant species, the site includes two turnkey buildings and an XXL logistics platform, which benefits from a wide range of categories in the ICPE (classified facilities subject to environmental regulations) nomenclature.

eParkWest ICPE CLASSIFICATION

Authorisation regime	1450, 1510 and 4755
Registration regime	4331
Declaration regime	1436, 2925, 4120, 4130, 4140, 4150, 4320, 4321, 4330, 4441, 4510, 4715 and 4801

Building permits and environmental authorisations issued in July 2023

An **80,000m²** logistics platform

A **16,500m²** industrial activity building

A **19,500m²** storage and logistics activity building

1,000 car parking spaces

A latest generation service offering

The immediate environment of **eParkWest** provides users with access to a wide range of services, shops and leisure activities.



Leisure centre



Swimming pools



Childcare facilities



Sports facilities



Shops



Restaurants



- ⊕ An inter-company restaurant opposite the park with a small childcare facility and offering lounges and meeting rooms
- ⊕ Concierge services, bicycle facilities
- ⊕ Numerous sports facilities: swimming pool, aquatic centre, gymnasium and ice rink nearby
- ⊕ Food trucks
- ⊕ A fitness trail for sports and nature enthusiasts
- ⊕ Restaurants, hotels, cinemas, a leisure centre and several shopping centres within a 10-minute drive





6

hectares
of green spaces

70%

of heating from biomass
and waste incineration

3

planned renewable energy
sources: biogas, hydrogen
and photovoltaic electricity

A development with a limited ecological footprint

eParkWest also stands out for its **strong ambitions** in terms of **CSR**. The park boasts the highest level of environmental certifications and user comfort in the sector. Everything has been designed in compliance with the rules of the **European Union's Green Taxonomy**.

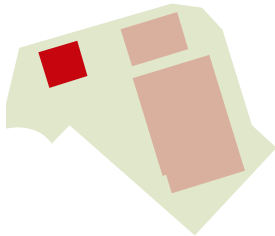
eParkWest aims to obtain:

- **BREEAM** (Building Research Establishment Environmental Assessment Method) certification, the most widespread environmental performance assessment standard in the world, at **Excellent** level,
- and, as a pioneering approach in the logistics real-estate sector, **WELL** certification, a benchmark which integrates criteria relating to the health and well-being of building users, at **Silver** level.

- Buildings made from **bio-sourced or low-carbon materials**
- Photovoltaic panels** from 7 MWC, covering more than 50% of the roofs
- An **air-quality monitoring plan** in the premises
- Connection to a district heating plant producing **70% of energy from renewable sources** (biomass) and **waste incineration**
- Rainwater harvesting** and the installation of **water-saving equipment**
- A carbon emission level compliant with the **Paris Agreements** and **RE2020**



Turnkey Building 1



	Unit 1	Unit 2	Unit 3	Unit 4	Total
Activities	2,863 m²	2,863 m²	2,829 m²	2,829 m²	11,384 m²
Offices/ Social areas	1,238 m²	1,238 m²	1,238 m²	1,238 m²	4,952 m²
Autodocks/ Technical areas	29 m²	29 m²	29 m²	29 m²	116 m²
Totals	4,130 m²	4,130 m²	4,096 m²	4,096 m²	16,452 m²

Total leasable area: 16,452 m²



Obtaining administrative authorisations (building permits and environmental authorisations):



ENVIRONMENTAL CERTIFICATIONS

BREEAM “Excellent” level targeted for the entire building and WELL “Silver” targeted for the offices/social areas

ESPACES EXTERIEURS

- Surface area of turnkey plot no 1: 3.5 hectares
- ePARKWEST communal lorry park: 34 spaces
- HGV spaces specific to CEM1: 4 spaces
- Utility vehicle parking: 32 spaces
- Utility vehicle parking: • 223 spaces, including two for people with reduced mobility and four reserved for carpooling
 - electric vehicles: as standard, two equipped with a double 7 kW charging station and 46 pre-equipped to be fitted with charging stations
- Motorbike/bicycle shelters: 48
- Lorry yard: 35 m from the front of the building
- Area for trailer coupling/uncoupling: 22 m of brushed concrete
- Total electrical power: 1.3 MVA (excl. photovoltaic plant)
- Access/security: dedicated access gate, rising-arm barrier and fenced-in site

PRODUCTION

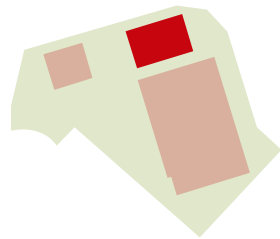
- Number of units: 4 lots (2 x 2 back-to-back)
- Standard unit dimensions: 56.50 m x 52.50 m
- Heights:
 - Operation = 7.70 m under beams at lowest point
 - under beams = 9.30 m at the highest point
 - at the parapet = 10 m
- Structure: steel, concrete or laminated timber depending on the activity
- Main grid dimension (between structural elements) = 17.40 m x 12 m
- Photovoltaic panels: coverage of approx. 50% of the total roof area (partial self-consumption possible, plant capacity = 940 KWc)
- Loading bays: 4 x 2 units (dimensions = 2.70 m x 3.20 m), dock height: 1.20 m, leveller with telescopic lip on request, wheel guides and bumpers • Ground-level access doors: 4 x 3 units (dimensions = 3.50 m x 4.50 m)
- Flooring specifications:
 - load-bearing capacity: 3 tonnes/m² throughout (evenly distributed loads)
 - “quartz + abrasive” type finish.
 - BMS: full BMS (building management system) compliant with the BACS decree and BREEAM certification

- Production heat: heat supplied by the CENERGY district heating substation, connected to the district heating plant on Rue du Gros Murger, unit heaters supplied by hot water maintaining an average temperature of 19°C in winter for outdoor temperatures greater than or equal to -7°C

OFFICES/SOCIAL AREAS

- Compliant with RE 2020
- Height below suspended ceiling:
 - 2.70 m in offices
 - 2.50 m in changing rooms/lavatories
- BMS: full BMS (building management system) compliant with the BACS decree and BREEAM certification
- Lifts: one lift in each office block (eight-person capacity).

Turnkey Building 2



	Distribution 1	Distribution 2	Total
Distribution/stockage	8,906 m²	8,906 m²	17,812 m²
Offices/ Social areas	619 m²	619 m²	1,238 m²
Loading areas	144 m²	144 m²	288 m²
Autodocks/ Technical areas	143 m²	125 m²	267 m²
Subtotal per lot	9,902 m²	9,866 m²	19,605 m²

Total leasable area: 19,605 m²



ICPE CLASSIFICATIONS

- Authorisation: 1510
- Declaration: 2925

ENVIRONMENTAL CERTIFICATIONS

BREEAM “Excellent” level targeted for the entire building and WELL “Silver” targeted for the offices/social areas

ESPACES EXTERIEURS

- Surface area of the logistics building plot: 4.3 hectares
- ePARKWEST communal lorry park: 34 spaces
- Utility vehicle parking: 145 spaces, including four for people with reduced mobility and eight reserved for carpooling
 - electric vehicles: as standard, two equipped with a double 7 kW charging station and 30 pre-equipped to be fitted with charging stations
- Motorbike/bicycle shelters: 32
- Lorry yard: 35 m from the front of the building
- Area for trailer coupling/uncoupling: 22 m of brushed concrete
- Total electrical power: 1.8 MVA (excl. photovoltaic plant)
- Access/security: dedicated access gate, rising-arm barrier and fenced-in site

Obtaining administrative authorisations (building permits and environmental authorisations):



WAREHOUSE

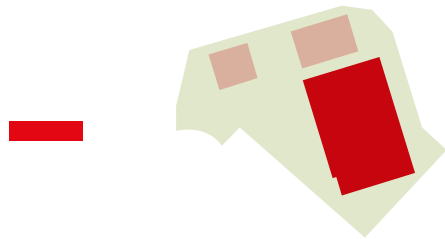
- Number of units: 2 lots (1 x 1 back-to-back)
- Standard unit dimensions: 108.60 m x 82 m
- Heights:
 - operational (storage) = 8.70 m
 - under beams = 11.30 m at the highest point
 - at the parapet = 12 m
- Structure: concrete or a concrete/laminated timber mix
- Grid dimensions (between structural elements):
 - main = 18 m x 12 m
 - preparation area = 108.90 m x 21.70 m without columns (2,363m² per unit).
- Photovoltaic panels: coverage of approx. 50% of the total roof area (partial self-consumption possible, plant capacity = 1,603 KWc) • Loading bays: 26 units (dimensions = 2.70 m x 3.20 m), dock height: 1.20 m, autodocks, leveller with telescopic lip, airlocks, wheel guides and bumpers
- Doors at ground level: 2 units (dimensions = 4.00 m x 4.50 m)
- Flooring specifications:
 - load-bearing capacity: 5 tonnes/m² throughout (uniformly distributed loads), 7 tonnes/m² at the base of racks, and 2.5 tonnes/m² for forklifts (dynamic loads)

- BMS: full BMS (building management system) compliant with the BACS decree and BREEAM certification
- Warehouse heat: heat supplied by the CENERGY district heating substation, connected to the district heating plant on Rue du Gros Murger, unit heaters supplied by hot water maintaining an average temperature of 11.9°C in winter for outdoor temperatures greater than or equal to -7°C
- Sprinkler network: FM GLOBAL type

OFFICES/SOCIAL AREAS

- Compliant with RE 2020
- Height below suspended ceiling:
 - 2.70 m in offices
 - 2.50 m in changing rooms/lavatories
 - BMS: full BMS (building management system) compliant with the BACS decree and BREEAM certification
- Lifts: one lift in each office block (eight-person capacity).

Platform logistics



Total warehouse: 75,522 m²
Total leasable area: 80,240 m²



LOT	WAREHOUSE	OFFICES	LOADING AREA	AUTODOCKS	TOTAL	LOT	WAREHOUSE	OFFICES	LOADING AREA	AUTODOCKS	TOTAL
Unit 1	8,033 m²	548 m²	150 m²	42 m²	8,773 m²	Unit 12	8,033 m²	548 m²	150 m²	42 m²	8,773 m²
Unit 2	5,997 m²	-	-	42 m²	6,039 m²	Unit 11	5,997 m²	-	-	42 m²	6,039 m²
Unit 3	5,997 m²	445 m²	150 m²	24 m²	6,616 m²	Unit 10	5,997 m²	445 m²	150 m²	24 m²	6,616 m²
Unit 4	5,997 m²	-	-	48 m²	6,045 m²	Unit 9	5,997 m²	-	-	48 m²	6,045 m²
Unit 5	5,997 m²	548 m²	-	36 m²	6,581 m²	Unit 8	5,997 m²	548 m²	-	36 m²	6,581 m²
Unit 6	5,447 m²	-	150 m²	48 m²	5,645 m²	Unit 7	6,033 m²	-	150 m²	48 m²	6,231 m²
Guardhouse/ Tech. areas	-	-	-	-	128 m²	Guardhouse/ Tech. areas	-	-	-	-	128 m²
Total West Facade	37,468 m²	1,541 m²	450 m²	240 m²	39,827 m²	Total East Facade	38,054 m²	1,541 m²	450 m²	240 m²	40,413 m²

Obtaining administrative
authorisations (building
permits and environmental
authorisations):



ICPE CLASSIFICATIONS

- Authorisation: 1450, 1510 and 4755
- Registration: 4331
- Declaration: 1436, 2925, 4120, 4130, 4140, 4150, 4320, 4321, 4330, 4441, 4510, 4715 and 4801

ENVIRONMENTAL CERTIFICATIONS

BREEAM “Excellent” level targeted for the entire building and WELL “Silver” targeted for the offices/ social areas

OUTDOOR SPACES

- ePARKWEST communal lorry park: 34 spaces
- Utility vehicle parking: 620 spaces, including 21 for people with reduced mobility and 10 reserved for carpooling
 - electric vehicles: two spaces equipped with a double 7 kW charging station and 39 pre-equipped to receive charging stations.
- Motorbike/bicycle shelters: 132
- Lorry yard: 38 m from the front of the building
- Area for trailer coupling/uncoupling: 22 m of brushed concrete
- Two outdoor storage areas: two areas, with a surface area of 875 m² each
- Total electrical power: 2 MVA (excl. photovoltaic plant. Additional power available on request)
- Guardhouse

WAREHOUSE

- Standard unit dimensions: 111.7 m x 53.55 m
- Heights:
 - operational (storage) = 11.70 m (13.90 m option for extra height).
 - under beams = 13.70 m at the highest point (16.15 m option for extra height).
 - at the parapet = 14.20 m (16.65 m option for extra height).
- Structure: concrete or a concrete/laminated timber mix
- Grid dimensions (between structural elements):
 - main = 17.85 m x 11.20 m.
 - preparation area = 53.55 m x 22 m without columns (1,178 m² per unit).
- Photovoltaic panels: coverage of approx. 50% of the total roof area (partial self-consumption possible, plant capacity = 8,530 KWc)
- Loading bays: 80 units (dimensions = 2.80 m x 3.00 m), dock height: 1.20 m, autodocks, leveller with telescopic lip, airlocks, wheel guides and bumpers
- Doors at ground level: 14 units (dimensions = 4.00 m x 5.00 m)
- Flooring specifications:
 - load-bearing capacity: 5 tonnes/m² throughout (uniformly distributed loads), 7 tonnes/m² at the base of racks, and 2.5 tonnes/m² for forklifts (dynamic loads)
 - “quartz + abrasive” type finish.
- Aisle width: 3.15m (wide aisles, width between pallets).
- Hydrogen charging zones for forklifts: “H2 Ready”.

- BMS: full BMS (building management system) compliant with the BACS decree and BREEAM certification
- Warehouse heat: heat supplied by the CENERGY district heating substation, connected to the district heating plant on Rue du Gros Murger, unit heaters supplied by hot water maintaining an average temperature of 11.9°C in winter for outdoor temperatures greater than or equal to -7°C
- Sprinkler network: FM GLOBAL type

OFFICES/SOCIAL AREAS

- Conformité RE 2020
- Hauteur libre sous faux-plafond :
 - 2,70 m dans les bureaux
 - 2,50 m dans les vestiaires/sanitaires
- GTB : système de GTB complet conforme au décret BACS et à la certification BREEAM
- Ascenseurs : un ascenseur dans chaque plot de bureaux (capacité de 8 personnes).



DENTRESSANGLE Immobilier Logistique

investing for businesses

Investor:



.....
Christophe BRONCARD
c.broncard@dentressangle.com

DENTRESSANGLE Immobilier Logistique is the business unit dedicated to logistics real estate of the family-run investment holding company DENTRESSANGLE. Drawing on its historical expertise in the logistics industry, the company provides multi-purpose platforms and activity spaces to large user-clients as well as SMEs and mid-sized companies to support the performance of its operators in France and Europe. Designed to be environmentally responsible and efficient, its projects reflect DENTRESSANGLE's ambition to contribute to the economic and sustainable development of the regions in which it invests.

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The CBRE Group is the world's largest commercial real-estate services and investment company. CBRE has been supporting investors, owners and users in their real-estate projects for over 250 years. From transactions advice to marketing, space planning, investment, property management or expertise, we have the capacity to mobilise our entire network in Paris, throughout France and around the world. Our team of 110,000 passionate professionals is present across France and worldwide.



A project from
DENTRESSANGLE Immobilier Logistique