

●●● CASTIGNAC

Calais (62)

Maintenance Warehouse

LEASED

Calais (62)

**Maintenance
Warehouse:
44,078 sq ft**

Workshop / Storage /
Warehouse (26,640 sq ft)
Offices (12,981 sq ft)



Introduction

On a land area of (1,886,254 sq ft), there are two distinct sites : a storage workshop and a warehouse. The storage workshop occupies an area of 44,078 sqft. It includes a main building with a workshop, a storage area located on the ground floor, offices located on the upper floor, as well as technical annex facilities. The warehouse extends over an area of (343,906 sq ft). It includes a logistics warehouse with several storage units, an office block spread between the ground floor and the first floor, as well as annex facilities. These two sites are well-equipped to meet logistical and storage requirements, offering functional spaces for daily operations.



Fast Track Build



Direct access N137
and D537



Target Net
Zero Carbon



EPC Rating A



Secure Site



BREEAM
Excellent Target

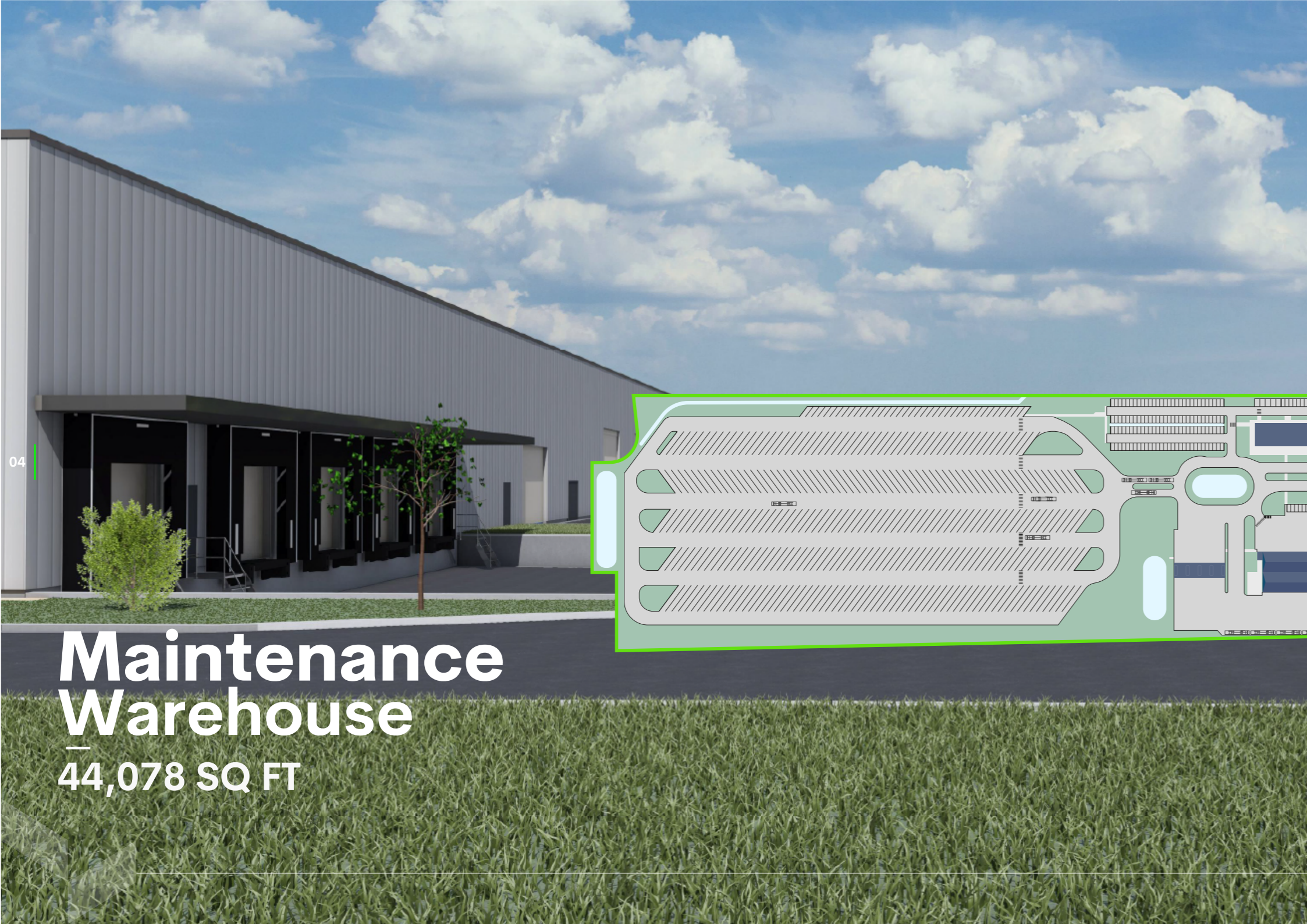


1,500 Kva



PV Ready
Roofs

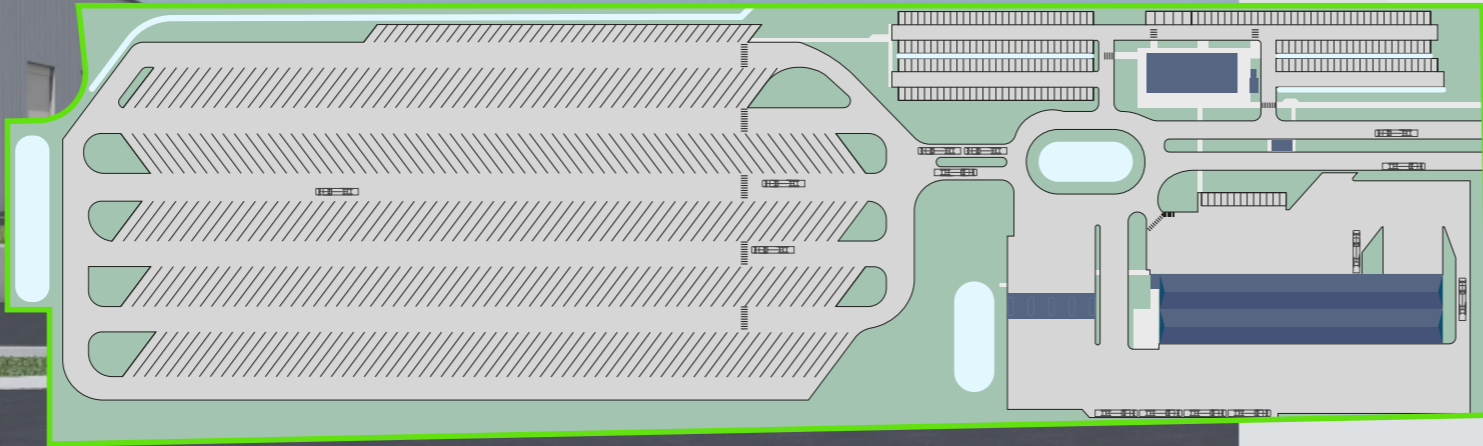




Maintenance Warehouse

	GIFA (sq ft)	GIFA (sqm)
Workshop / Storage / Warehouse	330,989	30,750
Offices	12,916	1,200
Total	343,906	31,950

Maintenance Warehouse
44,078 SQ FT





Rooflights:
min. 4%



Clear Height
12,43m



Yard Width
36m



5 Docks
& Air
Access Doors



Floor Loading:
5t/sqm



Available Power:
500 kVA



HGV
Spaces 306



Car parking
spaces
200



Grade A
Offices



EV Charging
Up to 40 Vehicles

ESG Specifications

We aim to develop facilities to stand the test of time, whilst minimising the environmental impact on the communities they serve. This is achieved with the use of modern technologies, to reduce CO2 emissions, and the cost of occupation. Our logistics team has developed over 40 million square feet of premier, LEED/BREEAM-certified logistics space throughout the world, delivering state-of-the-art properties to meet our customers' needs without compromise.



Ecology Enhancements



Target EPC Rating



Extensive Staff Amenities



PV ready roof

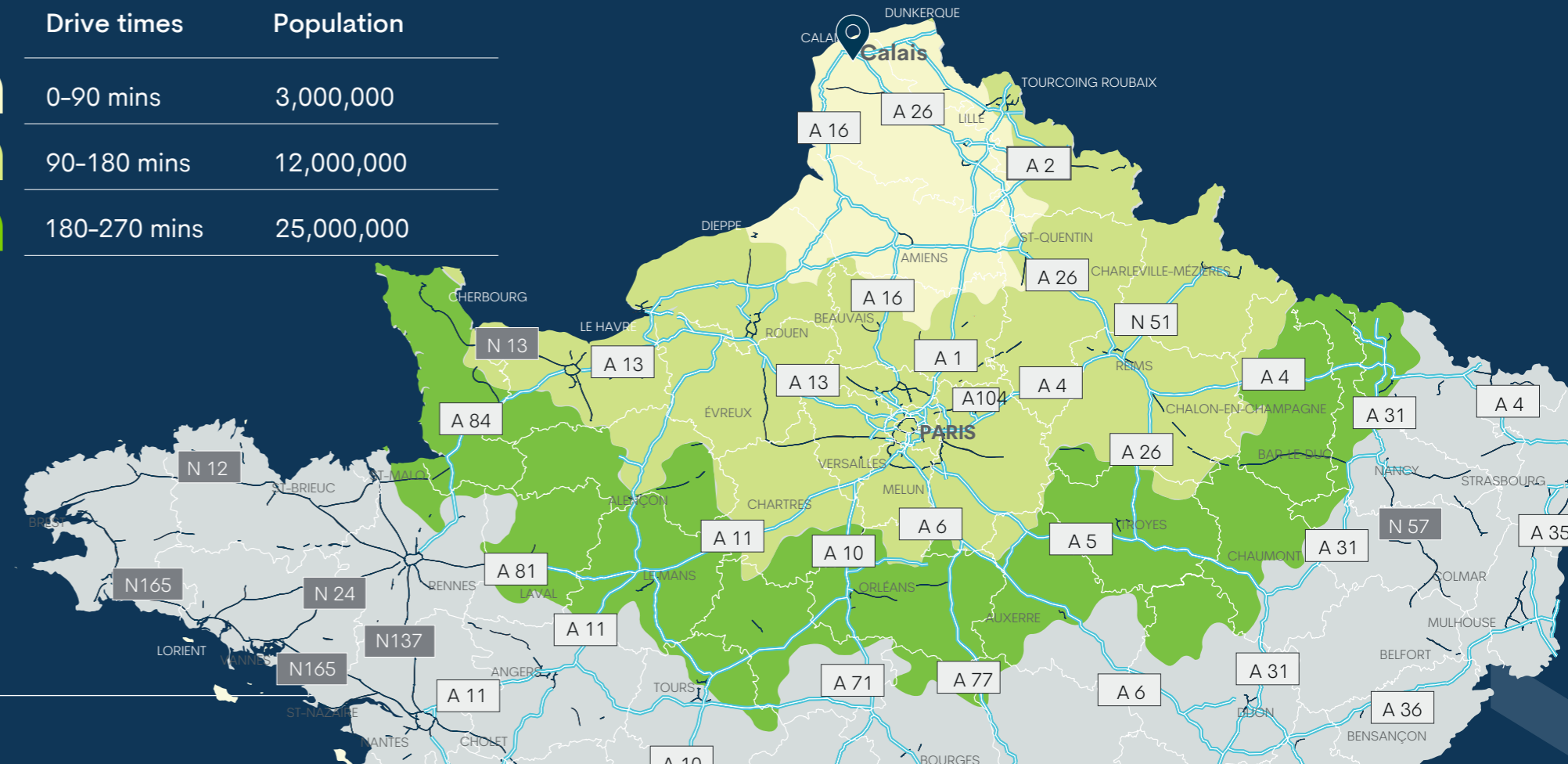


Energy Saving Lighting Controls

Location

This asset benefits from a strategic location within the ZAC de la Turquerie, near the port of Calais. The proximity to the A16 highway allows for quick access to major cities and the Channel Tunnel, facilitating international trade. The port of Calais, a major hub for goods transit, is essential to European commerce due to its advanced infrastructure. The site is close to the Eurotunnel terminal, connected to a CargoBeamer intermodal facility, offering a direct rail connection. Situated only 15 minutes from the Calais-Dunkerque airport, this asset is well integrated into a multimodal zone with access to rail, port, highway, and proximity to the airport. This location is ideal for companies seeking optimal accessibility in a dynamic business area. The strategic position of the ZAC de la Turquerie provides an economic advantage to businesses, making this site a key asset for goods transit and international trade.

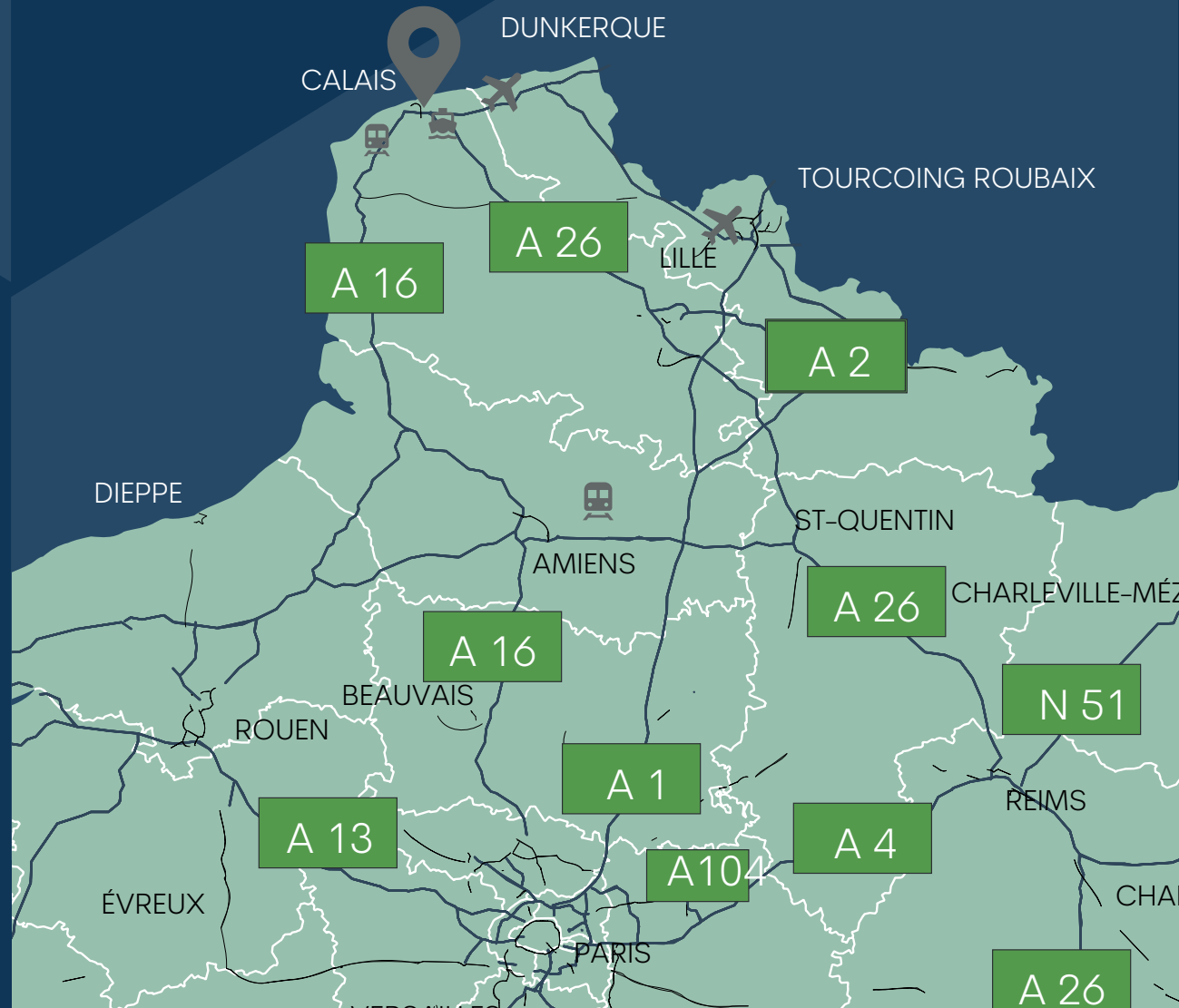
Drive times	Population
0-90 mins	3,000,000
90-180 mins	12,000,000
180-270 mins	25,000,000



Castignac is the joint venture between BT Immo and Brookfield. This investment and asset management company primarily operates in the French logistics market, with a real estate asset portfolio valued at approximately 1 billion euros. Specializing in the identification and execution of high-value investment opportunities, the group possesses strong expertise in the rehabilitation of contaminated former industrial sites. Our team consists of experienced professionals in asset management, investment, and real estate development.

For further information, please contact our team below :

Brayane OBADIA
 +33 6 75 72 72 72
 bobadia@castignac.com



1. We provide the information contained in these particulars for guidance to intending occupiers or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies, or typographical errors. 3. Any interested third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, tenants, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Note the site boundary should be treated as for indicative purposes only and should not be construed as the actual site boundary. 6. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

	Miles	Time
A16	2	5 mins
A26	15	15 mins
Port of Calais	8	10 mins

	Miles	Time
Calais-Dunkerque Airport (CQF)	12	10 mins
Lille-Lesquin Airport (LIL)	120	80 mins

	Miles	Time
Calais-Fréthun Train Station	8	10 mins
Calais-Ville Train Station	10	15 mins