

●●● CASTIGNAC

Cambrai (59)

E-Valley - Unit C

TO LET

Cambrai (59)

Unit C

593,231 sq ft

Warehouse : (568,743 sq ft)

Offices : (24,488 sq ft)

Annex : (6,781 sq ft)

Introduction

Welcome to E-Valley, the largest e-logistics park in Europe, located in Cambrai, France. Spanning 320 hectares, this innovative hub is dedicated to e-commerce, hybrid commerce, and warehousing. E-Valley boasts an approved building permit for 5,920,150 sqft of warehouses, with over 80% already constructed, and an additional 8,611,000 sqft reserved for future industrial and logistics projects. Strategically situated with direct access to the A2 and A26 highways, E-Valley offers exceptional connectivity for efficient logistics operations. The upcoming Seine-Nord Canal will further enhance E-Valley's status as a trimodal platform. Committed to sustainability, E-Valley is partnering with ENGIE to achieve carbon neutrality, underscoring its dedication to environmental standards. The park also features a comprehensive range of services, including training and recruiting centers, which support the development of a skilled workforce and foster local employment opportunities. By combining logistical advantages with a strong commitment to sustainability and innovation, E-Valley is poised to become the leading e-logistics hub in Europe, providing businesses with a modern, efficient, and fully integrated environment for their operations.

02



Fast Track Build



Direct access
A2/A26



Target Net
Zero Carbon



Target EPC
Rating A



Secure Site



BREEAM
Good



PV Ready
Roofs



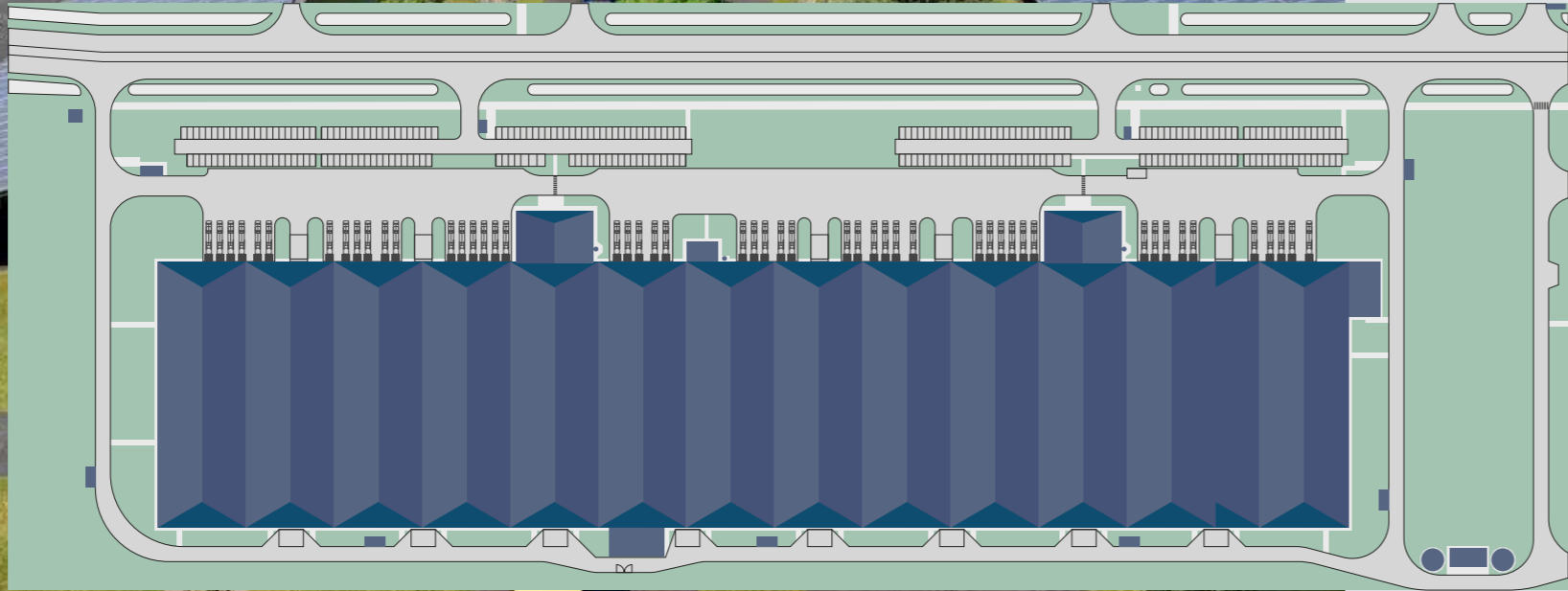
2000 kVA

03





Unit C
593,231 SQ FT



Unit C

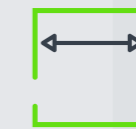
	GIFA (sq ft)	GIFA (sqm)
Warehouse	568,743	52,838
Offices	24,488	2,275
Annex	6,781	630
Total	593,231	55,113



Rooflights:
min. 4%



Clear
Height 10.5m



Yard Width
38m



50 Docks
& 3 Level
Access Doors



Floor Loading:
5t/sqm



Available Power:
2,000 kVA



HGV Spaces 20
(excl. dock locations)



Car parking
spaces
256



Grade A
Offices



EV Charging
Up to 50 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



Objectif Construction Net Zero Carbon



Target EPC A Rating



Extensive Staff Amenities



Energy Saving Lighting Controls



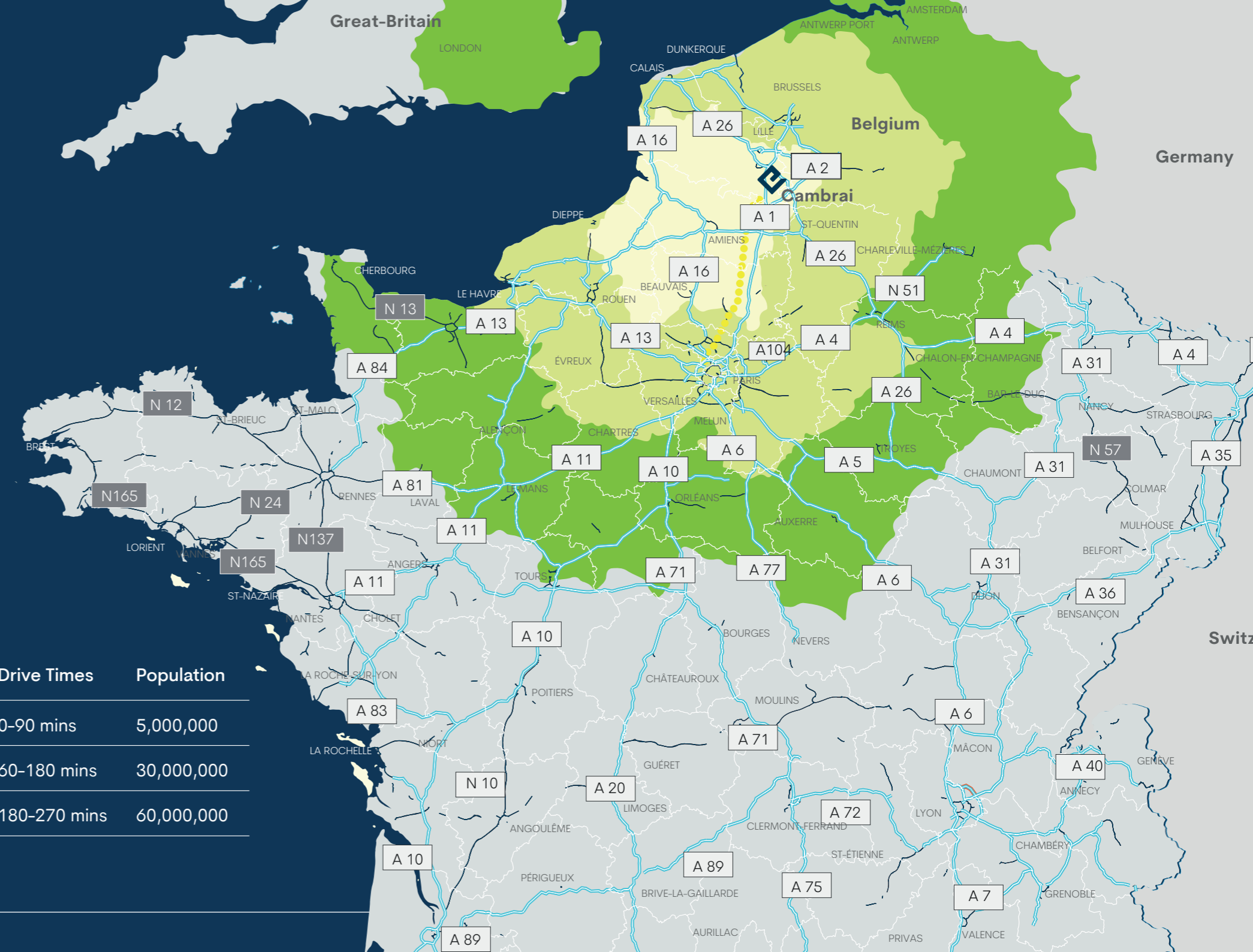
Rainwater harvesting to building roofs



Location

The site is ideally located just 1 kilometer from the A26 motorway, connecting Calais to Reims. The A26 intersects with the A1 motorway, providing easy access to major cities like Paris. Valenciennes is only 35 km away, Brussels is 140 km away, and both Antwerp and Paris are 180 km away. Additionally, the A2 highway links the E-Valley logistics hub to Northern Europe, significantly enhancing connectivity and logistical efficiency. This strategic position ensures excellent access to key destinations, making it highly advantageous for various needs.

Drive Times	Population
0-90 mins	5,000,000
60-180 mins	30,000,000
180-270 mins	60,000,000



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 :

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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
A2 (Autoroute du Nord)	0,5	5 mins
A26 (Autoroute des Anglais)	10	10 mins
	Miles	Time
Port of Calais	160	105 mins
Port of Dunkirk	140	90 mins

	Miles	Time
Lille-Lesquin Airport (LIL)	70	60 mins
Brussels Airport (BRU)	130	100mins

	Miles	Time
Cambrai Station	3	10 mins
Douai Station	30	30mins