



LEASED

Riom (63)

Logistic Site

1,283,046 sq ft

Warehouse : (430,265 sq ft)

Offices : (7,018,06 sq ft)

Others : (150,975 sq ft)

Introduction

The Clermont Asset is strategically located close to Clermont Ferrand, which is home to the main economic activities. The Asset is directly linked to the Volvic plant by rail and is therefore essential to the smooth running of the Group's distribution network. The region is undergoing more investment with Hermes recently choosing to install their new manufacturing plant in Riom.



Direct access
A71



EPC
Rating B



Secure Site



Target BREEAM
In-Use Very Good



240 kVA





Logistic site
1,283,046 SQ FT

Logistic Site

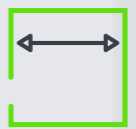
	GIFA (sqft)	GIFA (sqm)
Warehouse	430,265	39,973
Offices	7,018,06	652
Others	150,975	14,026
Total	1,283,046	54,651



Rooflights:
min. 4%



Clear
Height 10m



Yard Width
>35m



5 docks
37 level doors



Floor Loading:
5t/sqm



Available Power:
240 kVA



HGV Spaces 76
awaiting



Car parking
spaces
350



Grade B
Offices



EV Charging
Up to 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.



EPC B Rating



Extensive Staff Amenities



Energy Saving Lighting Controls



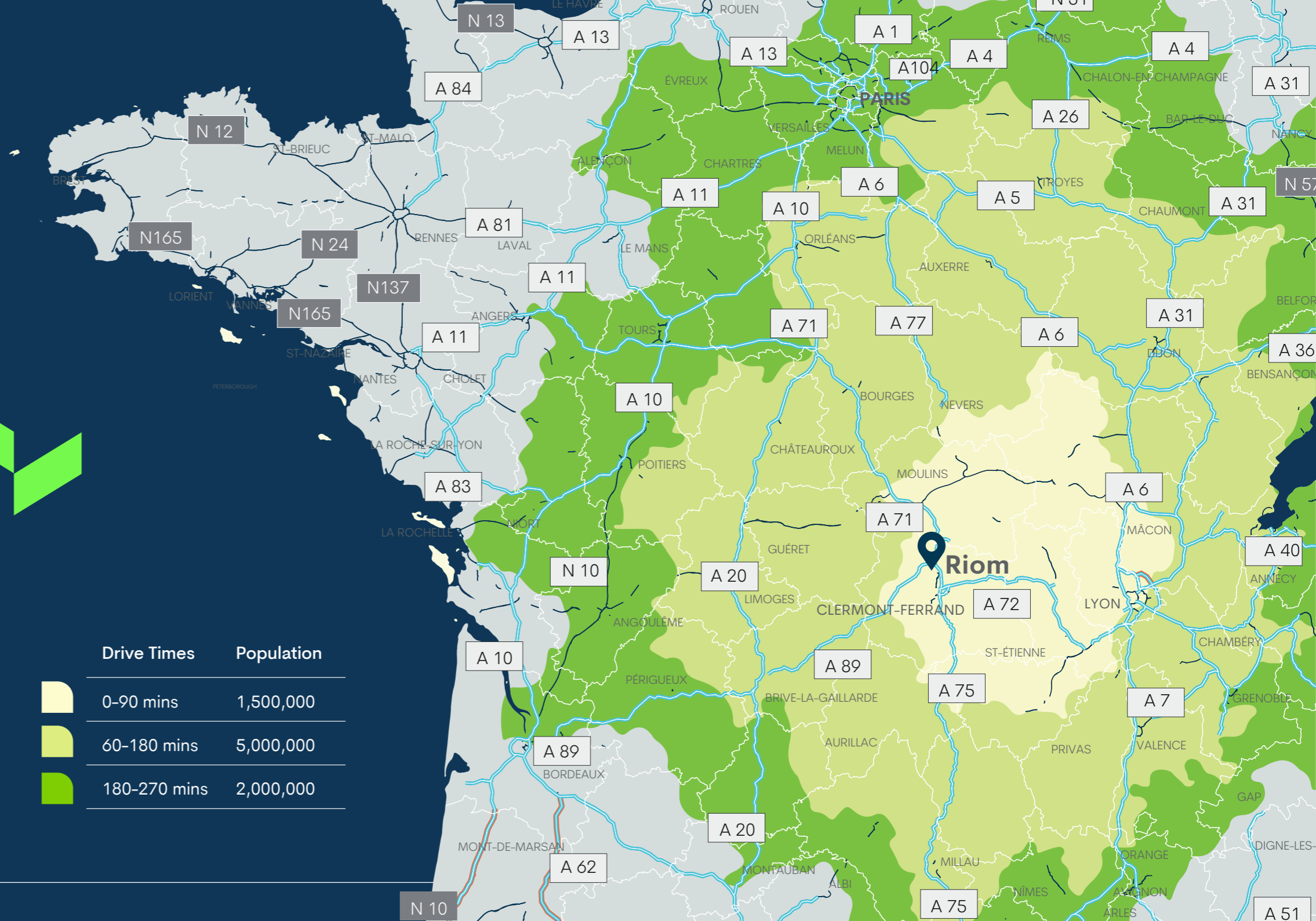
Rainwater harvesting to building roofs



Location

The warehouse in Riom is ideally located 15 km from Clermont-Ferrand, near the A71 motorway that connects to Paris. The Riom-Châtel-Guyon train station, 5 km away, offers direct connections to Clermont-Ferrand and Paris. Clermont-Ferrand Auvergne Airport is 20 km away, providing both national and international flights. With this road, rail, and air accessibility, Riom is a strategic location for logistics operations.

Drive Times	Population
0-90 mins	1,500,000
60-180 mins	5,000,000
180-270 mins	2,000,000

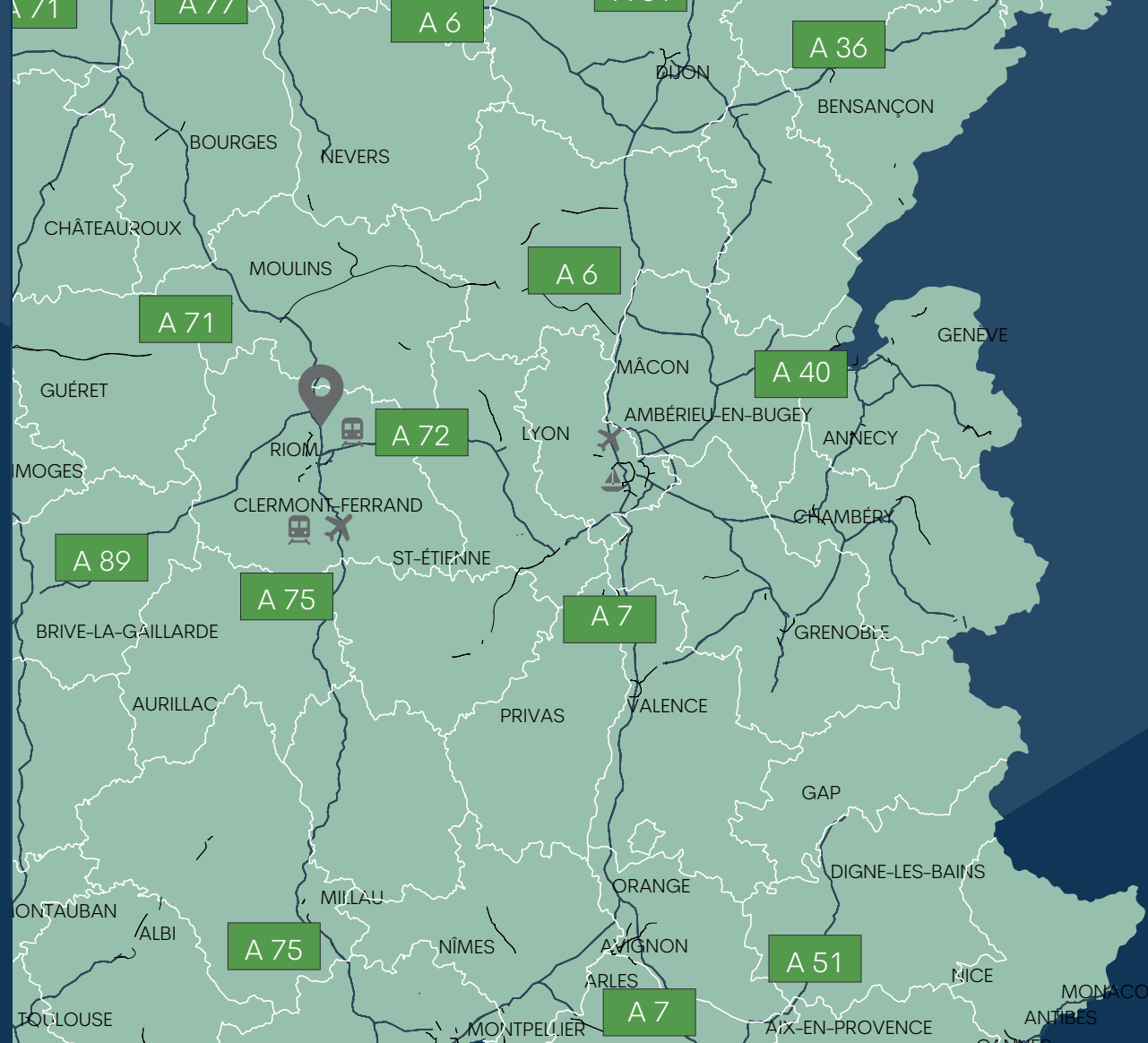




Castignac is the joint venture between BT Immo and Brookfield. This investment and asset management company primarily operates in the French logistics market, with a real estate asset portfolio valued at approximately 1 billion euros. Specializing in the identification and execution of high-value investment 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
A71	5	5 mins
A89	10	10 mins
	Miles	Time
Port of Lyon	200	120 mins

	Miles	Time
Clermont-Ferrand Auvergne Airport	15	15 mins

	Miles	Time
Riom - Châtel-Guyon Station	5	5 mins
Clermont-Ferrand Station	15	15 mins