

Communauté de Communes YVETOT NORMANDIE

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Description of the territory



ECOSYSTEME OF TERRITORY

- ▶ Between the Seine and Sea, the welcoming territory, is mixing the advantages and the facilities of the City with the quality of life of a countryside environment
- ▶ Yvetot is a town with 12,000 inhabitants, 2 shopping malls (Leclerc and Intermarket), numerous facilities, schools, middle schools, high schools, ...
- ▶ A dynamic territory with more than 2,000 companies and almost 10 000 employments, of which some florets of the linen industry : Eco-Technilin, Linex, Agylin, of crafts, trade and services : Netman, DGSI, Normalab, Leclerc, Intermarché, Cars Hangars, Pub Contact...
- ▶ An outstanding position crossing the highways (A29, A150) for the main European cities like: Paris et Amiens (1h45), Caen (1h15), Rouen (30min) and Le Havre/Dieppe (45min).
- ▶ Furthermore, Yvetot is the 3rd train station of the Department, located on the line Paris/Le Havre, with on average a train every hour towards Paris (at 1h45) or Le Havre (at 30min).
- ▶ Located at 40mn of the port of Le Havre which is one of the ports worldwide for the biggest containers (Ferry connections with more than 500 ports, key famous advantages: reception in any conditions of tide, 7 days a week, 24 hours a day, reception of ships of any sizes and any drafts)
- ▶ An attractive territory, arranging all the facilities (culture and tourism equipment) necessary for the setting up of companies providing a high quality of life for their employees : multimedia library, conservatory of music, art gallery, theatre, hiking trail, riding school, aquatic center, architectural and historical heritage...
- ▶ Services offered to the compagnies : a single window to support project leaders, corporate real estate subsidy, serviced lot, business network...

Description of the offer



Real Estate Complex Recent of 1430 sq.m for sale

Real estate offer

- ▶ Adress : Parc d'activité d'Auzebosc - impasse de la bideauderie 76190 AUZEBOSC
- ▶ Technical characteristics : Recent complex (2012) in very good condition, including on a area of 14 000 sq.m :
- ▶ Building of 1,300 sq.m composed of a the store (showroom), spaces of load and storage (loading dock, sectional door) with cold room in the back, room of preparation, 3 offices and an arrangement space, Panoramic meeting room upstairs, changing rooms and toilets, a parking of 50 places with some extra places for PRM at the entry of the building
- ▶ A building of training of 130 sq.m comprising a reception, a training room of 40 sq.m, sanitary and a room of cooking, car park of 26 places including 4 PRM is dedicated to this building
- ▶ Building with high environmental quality (thermal solar panels, photovoltaic panels, heat pump, connected to the central sewage system).
- ▶ 7 companies already implanted on business park
- ▶ Price sale : 1 150 000€
- ▶ Available now (free of occupation)
- ▶ Access : Area ideally located on the way Yvetot Caudebec (RD131), beside the south ring road of Yvetot, with quick access to A150 and A29, connected Yvetot to Paris, Rouen, le Havre, Caen, Amiens. Easy access to **the port of Le Havre** by A29. Yvetot train station at 5 minutes of area.