



Together, let's create innovative living spaces, that benefit businesses, communities and biodiversity.

500 000 sqm

under development

400 000 sqm

of property

15 people

spread over 4 sites: Paris, Strasbourg, Lyon and Avignon.



2023

Aréfim, the first property logistics company to become a **mission-driven company**

Certified



Corporation

2024

B Corp certified with an excellent score of 105

THE COMPANY

Starting from the observation that industrial estates were unattractive and disconnected from the city, we based our DNA on four pillars:

Collaborative Construction



Creating joint projects in collaboration with all involved: local authorities, residents and customers.

Biodiversity



Enhancing each region, while respecting and improving its flora and fauna and monitoring measures taken over time.

AREFIM
Foncièrement engagés !

Environment



Integrating innovative and ambitious solutions into buildings beyond certification, reducing their carbon footprint and developing on brownfield land.

Well-being at work



Retaining employees (the main CSR priority of any company) through the creation of service hubs, including a day-care center, restaurant and sports facilities accessible to both employees and locals in evenings and at weekends.

THE CAMPUS



A4



85,000 sqm ; 43,000 sqm

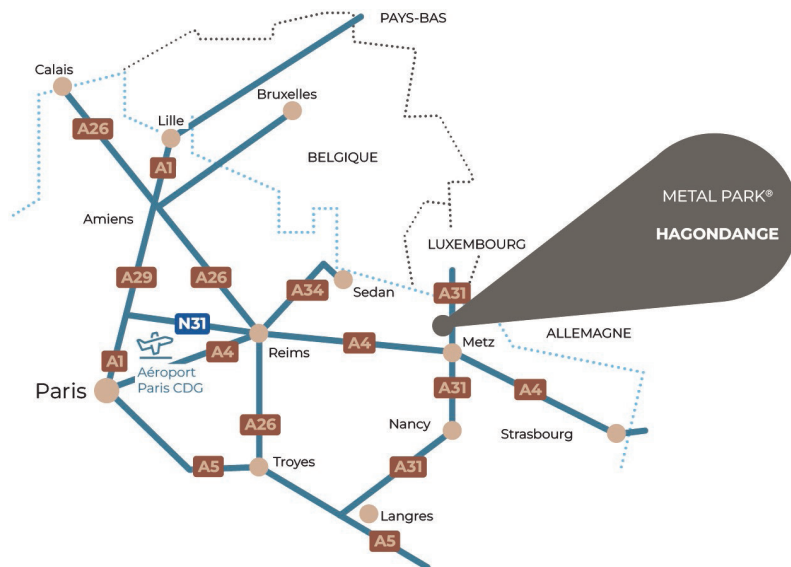


Biodiversity



Well-being at work

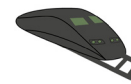
ACCESS



Metal Park logistics campus covers the municipalities of Talange and Hagondange, located in the department of Moselle in the Northeast of the Grand-Est region of France between Thionville and Metz.



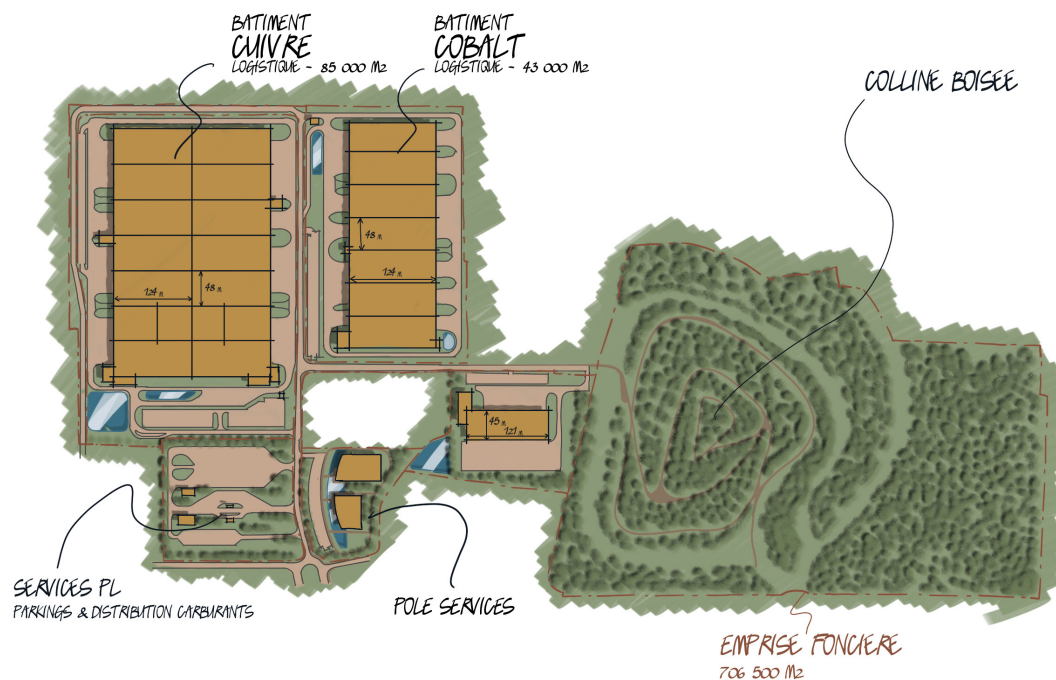
The asset is located at the junction of the A4 and A31 highways.



15 km north of Metz.
Metz train station is 18 minutes away

Possibility of transporting goods by rail and river after study.

THE BUILDINGS



Area

Copper building

- 85,000 sqm to be developed
- Divided from 42,000 sqm
- 2,300 sqm of offices and amenity space

Cobalt building

- 43,000 qm to be developed
- Divided from 20,000 sqm
- 750 sqm of offices and amenity space

Targeted certifications



BREEAM® Excellent Fully Fitted, HQE® Excellent, Biodiversity® Performant and BBKA

ICPE section

Copper building

1510 (A), 4331 -1 (A), 1185-2a, 2925 (D), 4320-2 (D), 4321-2 (D)

Cobalt building

1510 (A), 1185-2a, 2925 (E), 4320-2 (D), 4321-2 (NC)

Delivery

BP & ICPE purged

Delivery 12 months after approval

BIODIVERSITY

The project's landscaping aims to provide a variety of uses for the site's employees, to create a biodiversity that is currently virtually non-existent on the plot, to raise user awareness of the importance of this biodiversity and, lastly, to encourage ecological connectivity with neighbouring green spaces.

Some of the actions below:

Creation of a defensive hedge

This 1,467-metre defensive hedge will be planted along the western, northern, eastern and southern boundaries of the plot. On average, the hedge will be 3 metres wide and 3 metres high. It will give structure to the landscape and provide a layer of vegetation that is increasingly in decline and yet so essential to biodiversity: the shrub layer. It will support numerous species of mammals, birds and insects. It will form a deterrent hedge with native thorny species such as barberry, blackthorn, holly, gorse, juniper, pyracantha and sea buckthorn. These species will be planted in rows every 1.50 m.

Greening the office roof

A simple extensive green roof system will be installed on the roof

of the offices, covering an area of 1,222 m².

Made up of succulent, creeping, hardy plants, this system is used on roofs because of its light weight and low maintenance. The plant cover is made up of different sedums whose foliage colour changes with the seasons.



Avifauna food supply

A feeding area for avifauna will be set up to the north of the site.

A Miyawaki micro-forest

In order to make users aware of the nature and biodiversity of the site, educational panels will be installed at strategic locations to raise awareness of various ecological themes. These strategic areas, which are likely to be the busiest, will explain the different biotopes (flower meadows and Miyawaki micro-forest) on the site, together with the flora

and fauna they generate, and explain why this biodiversity is so important to human beings. The panels will also detail the birds, mammals, insects and reptiles present on the site and how the nesting boxes, scree posts and stumps that have been put in place are helping to establish and maintain them on the site.

TECHNICAL SPECIFICATIONS



	Copper building	Cobalt building
Type of building	Double sided Class A warehouse	Double sided Class A warehouse
Type of structure	Wood/concrete Mix	Wood/concrete Mix
Free height	11 m	11m
Floor load	5t/m ²	5t/m ²
SPK standard	NFPA	NFPA
Electrical capacity	2000 KvA	2000 KvA
Number of HGV parking spaces	18 parking spaces	30 parking spaces
Number of LV parking spaces	235 parking spaces	131 parking spaces
Separate HGV and LV entrances	Yes	Yes
Truck yard maneuvering area	38 m	38 m
Number of dock doors	84	82
Number of ground-level entrances	10	6

FINANCIAL AND LEGAL SPECIFICATIONS

FINANCIAL SPECIFICATIONS



Rent € excl. VAT, excl. charges /
sqm / year

Contact us

Rent payable quarterly in advance.

As an informative guide, please note that property and technical management fees are calculated based on an annual rate of 2% of the annual rent excl. VAT and excl. charges.

Indexation



On the date the lease is signed, based on the latest French index of rents for tertiary activities (ILAT) known at the time the LOI is sent.

Then annually, on each anniversary date of the lease, based on the ILAT, published quarterly by INSEE.

Indexation cannot be less than 0.



Property tax - Building Cuivre	
1st & 2nd year €/sqm/year	€ 3,26
3rd year €/sqm/year	€ 4,71
Taxation	VAT current rate

Property tax - Building Cobalt	
1st & 2nd year €/sqm/year	€ 3,10
3rd year €/sqm/year	€ 4,44
Taxation	VAT current rate

LEGAL SPECIFICATIONS



Lease term

10 years including 9 consecutive years

Effective date of lease

Date of delivery

Contact

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