

som'link

AMIENS SAINT-SAUVEUR · 117,000 SQM



som'link

AMIENS SAINT-SAUVEUR · 117,000 SQM

- 05** / *som'link - a latest-generation XXL logistics platform*
- 07** / *An ideal location at the crossroad of major European axis*
- 09** / *Platform accessibility*
- 11** / *Floor plan*
- 13** / *Plans*
- 15** / *Storage spaces*
- 17** / *Offices*
- 21** / *Operating charges / Employment area*
- 23** / *Technical description and leasing agents*

som'link

a best in class
XXL logistics platform

Area of c.
117.000 sq m

Divisible from
24.500 sq m



Now
available

Wide range of **ICPE**
authorisations

405
staff car
parking spaces

12
units

112
loading
bays

40
parking spaces for
heavy goods vehicles



An ideal location at the crossroad of major European axis

Located in the centre of the Bornes du Temps industrial business park (ZAC) in Saint Sauveur (80470), 10 km from Amiens, som'link is set in a strategic location, linking the Paris urban area, the Benelux region, Germany and the United Kingdom.



Motorways

- > **A16 : Paris – Dunkirk**
Connections with the A29 and to Belgium via the E40
- > **A29 : St Quentin – Le Havre**
Connections with the A26 and A1
- > **A26 : Calais – Troyes**
- > **A1 : Paris – Lille**



Ports

Rotterdam, Antwerp and Le Havre are 3 of the 10 busiest European ports.

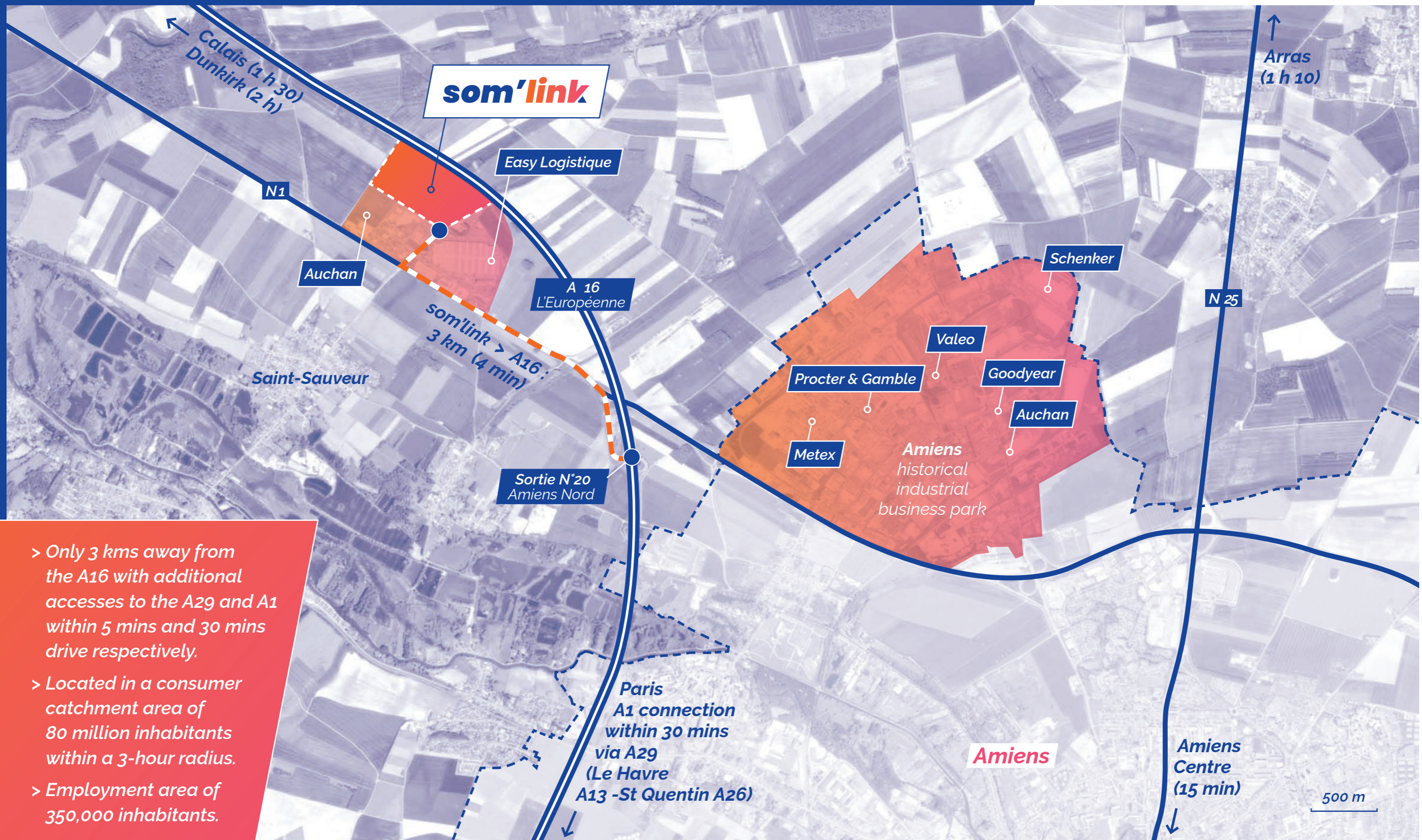


Airports

Roissy CDG and Heathrow are the 2nd and 3rd largest European airports in freight volume.



Platform accessibility



- > Only 3 kms away from the A16 with additional accesses to the A29 and A1 within 5 mins and 30 mins drive respectively.
- > Located in a consumer catchment area of 80 million inhabitants within a 3-hour radius.
- > Employment area of 350,000 inhabitants.

som'link is:



A storage and loading zones area of circa

113.000 sq m



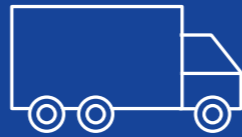
An office area of circa

3.600 sq m



A land of

295.000 sq m



Number of loading bays

112



Green spaces represent a third of the land area.



Plant species are selected to improve the site's biodiversity.

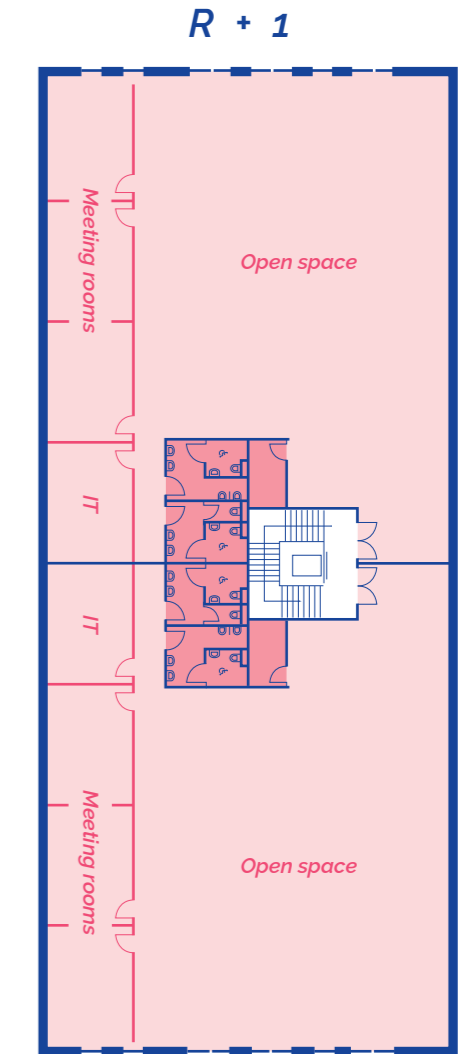
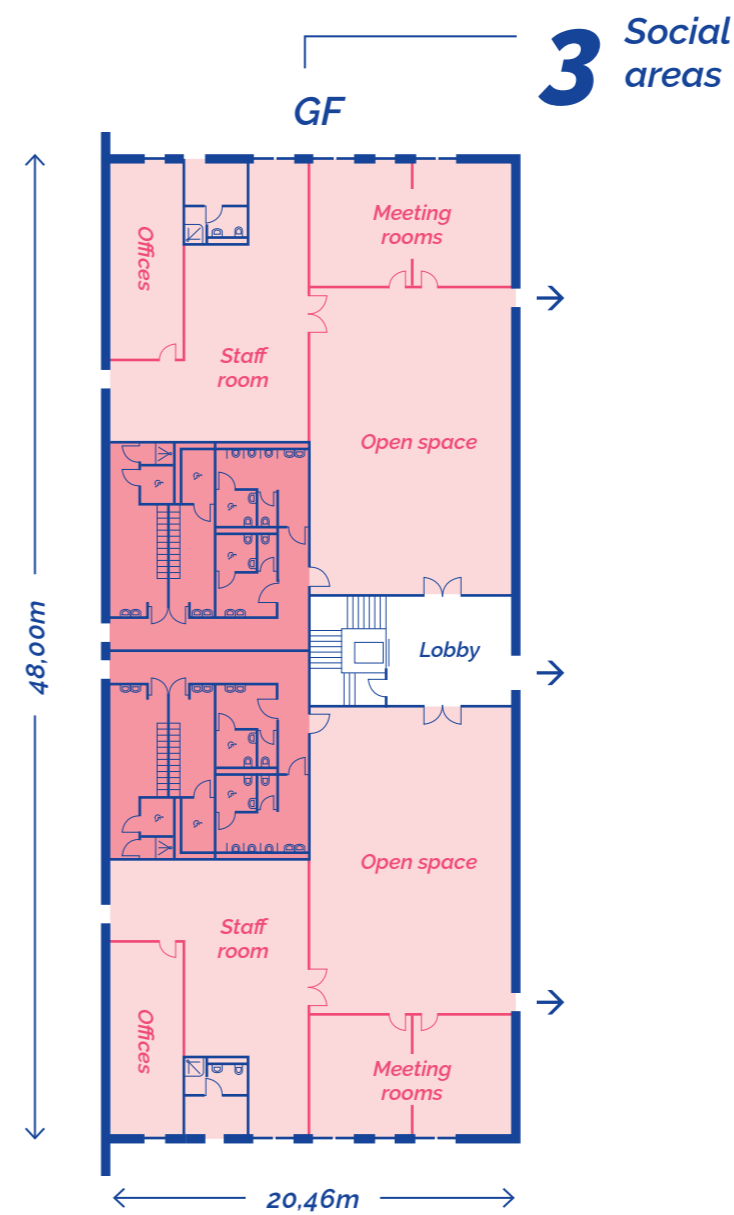
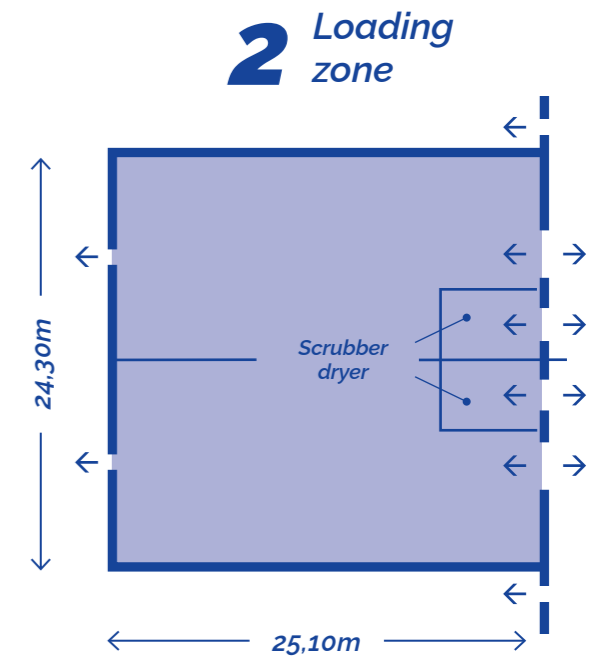
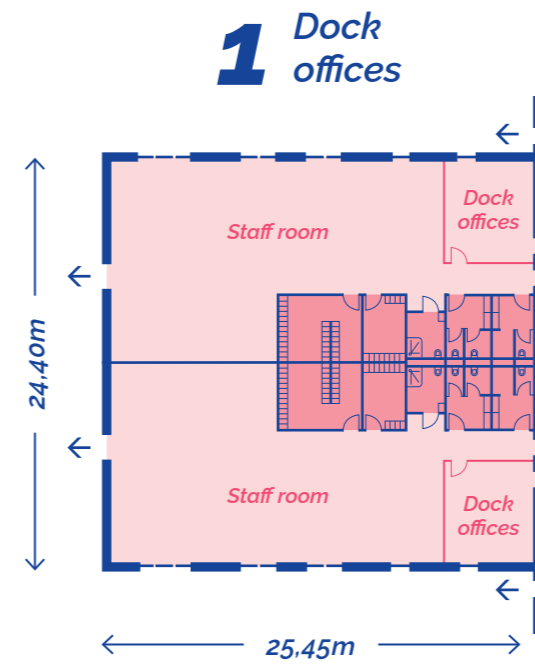
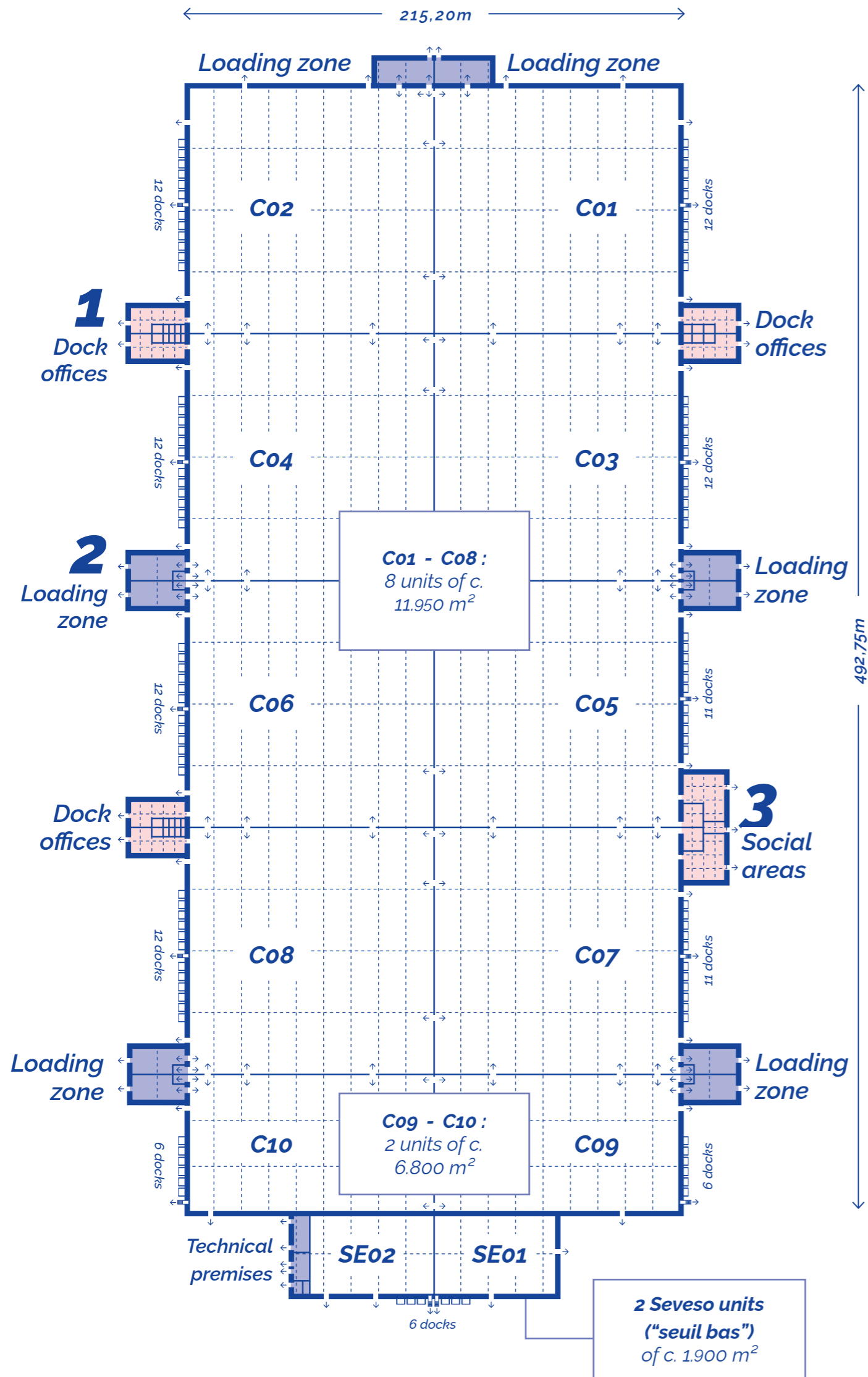


Secure bike storage on each staff car park.



Electric vehicle charging stations for at least 5% of car parking spaces.







Storage spaces

- > 11 m clear height.
- > The structural layout of the area helps to optimize and provide great flexibility in the arrangement of storage systems.
- > 5 tons per sq m floor load-bearing capacity (7 tons under the storage rack).



- > With a load of 7 tons under the storage rack, storage capacity per unit is between 11,500 and 19,000 pallets depending on the number of floors above picking
- > Over the entire warehouse, the capacity is between 107,000 and 178,000 pallets. It could increase by 20% with narrow aisles.*

Offices

- > A main office space of 1,800 sq m.
- > 6 office spaces of 300 sq m connected to the storage units.
- > Offices equipped with showers and changing rooms.
- > All office areas have air conditioning capacity with 2 tubes VRV.



Operating charges

OPERATING CHARGES AND TAXES BUDGET / AREA: 116 645 sq m

	BUDGET	RATIO €/SQ M
Operating expenses of the building	357 000	3,06
Insurance	174 000	1,49
Property Management	84 000	0,72
Total excl. property tax	615 000	5,27
Property tax	283 000	2,43
BUDGET INCL. PROPERTY TAX	863 611	7,70

ESTIMATE OF CONSUMABLES AND SECURITY / AREA: 116 645 sq m

	BUDGET	RATIO €/SQ M
Energy - Electricity	700 000	6,00
Energy - Gas - Fuel	83 500	0,72
Water	55 000	0,47
Security	238 000	2,04
TOTAL	1 076 500	9,23

Employment area

Deep and dynamic employment area in the immediate vicinity of the Amiens agglomeration. The area has more than 700 job seekers trained in logistics professions, and immediately available.

Population	321 111
Active population	144 936
Unemployed population	22 197
Unemployment rate	15%
Number of possible recruitments in logistics	740

Job offers in logistics in Saint-Sauveur area



Logistics project manager



Industrial maintenance and logistics



Forklift operator



Warehouseman



Order picker



Other jobs



Technical description



Land	294.659 sq m
Area	116.645 sq m
: ... Storage	... 109.974 sq m
... Offices	... 3.058 sq m
... Technical premises	... 3.613 sq m
Number of dock loading doors	112 (1/980 sq m of storage area)
Number of units	12 (including 2 Seveso units)
HGV parking spaces	40
Staff car parking spaces	405
Clear height	11 m (7,5 m for Seveso)
Yard depth	40 m
Floor loading	5 tons per sq m (7 tons under the storage rack)
Frame	Concrete, metal
Floor	Concrete
Roof	steel trough double skin
Heating system	Gas
Lighting	4% roof light coverage, and LED
Air conditioning	2 tubes VRV (in offices and social areas)
Fire safety	<ul style="list-style-type: none"> > Complies with APSAD R1 & R5 regulations > ESFR Sprinklers > Water sources: 2 tanks
Facilities classified for environmental protection	<ul style="list-style-type: none"> > Authorisations: 1510, 1530, 1532, 2662, 2663, 4320, 4330 > Registration: 4331 > Declarations: 2910, 2925
Certification	BREEAM – Very Good

CBRE

Pierre-Yves KINDLER
+ 33 6 79 40 04 25
py.kindler@cbre.fr

CBRE

JLL

Aurélien DESPRETS
+ 33 6 70 29 97 97
aurelien.desprets@jll.com

JLL

www.somlink.fr

