



L'ENVOL-ÉLANCOURT VEELLAGE

RUE DU MARÉCHAL DE LATTRE DE TASSIGNY – (78)



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BY PROUDREED

L'ENVOL-ÉLANCOURT VEELLAGE

ZAC DE LA CLEF SAINT PIERRE – RUE DU MARÉCHAL DE LATTRE DE TASSIGNY – (78)



An exceptional work environment in the heart of West Paris' number two economic hub.

Less than 30 minutes from Paris

Set in Élancourt municipality in the Yvelines, at the very heart of a strategic motorway intersection (A12, A13, A86), L'Envol-Élancourt Veellage is bordered by the N12 which facilitates access to Paris, Versailles and Orly.

The park, moreover, is regularly serviced by a bus line which is directly connected to Saint-Quentin-en-Yvelines rail station.

A top-class economic hub

Élancourt is one of the leading regions in the Ile-de-France in terms of the sheer concentration of decision-making positions, underpinned by a host of head offices, regional headquarters and research & development centers.

With nearly 500 economic actors based there, including Airbus, Thales, Nissan France, CRMA, Fenwick-Linde, Eberspächer, Kawasaki, Matra and Ginger CEBTP, in close proximity to other major names such as Zodiac, Decaux and Lenôtre, the employee headcount for the region is over 11,000.





Strengths

The 11-ha l'Envol-Élancourt Veellage combines:

- «M by Proudreed» - an innovative concept combining industrial and office premises and targeting SMEs and micro-enterprises thanks to the modular spaces on offer;
- The stringent requirements of the «Elium» office building;
- «S by Proudreed» - a new concept of state-of-the art multi-use buildings.
- Property sales
- Turnkey buildings for lease
- Easy access to RN12
- Quality office environment
- Carefully designed architecture in a balanced and harmonious development

LAYOUT PLAN





ARCHITECTURAL INFORMATION

L'Envol-Élancourt Veellage is designed to accommodate a wide variety of activities. Offering a mix of warehouses, offices and recreation areas, each building blends in harmoniously with this landscaped environment.



TABLE OF SURFACE AREAS IN M² AND VALUES

Building	Lot	Surfaces in m ²			TOTAL	SP/m ²
		Ground floor industrial space	Ground floor office floor space	Mezzanine office floor space		
Mby 3	1	239,60	54,80	76,50	370,90	1 400 €
	2	239,60	54,80	76,50	370,90	1 400 €
	3	239,60	54,80	76,50	370,90	1 400 €
	4	313,30	54,80	95,00	463,10	1 400 €
	5	313,30	54,80	95,00	463,10	1 400 €
	6	239,60	54,80	76,50	370,90	1 400 €
	7	239,60	54,80	76,50	370,90	1 400 €
	8	231,90	54,80	76,50	363,20	1 400 €
TOTAL		2056,50	438,40	649,00	3143,90	

Building	Lot	Surfaces in m ²		TOTAL	SP/m ²
		Industrial	Offices		
Sby	1	106,60	41,11	147,71	1 500 €
	2	106,60	41,11	147,71	1 500 €
	3	107,80	41,11	148,91	1 500 €
	4	75,70	41,11	116,81	1 500 €
	5	75,70	41,11	116,81	1 500 €
	6	107,80	41,11	148,91	1 500 €
	7	107,20	41,11	148,31	1 500 €
	8	106,50	41,11	147,61	1 500 €
TOTAL				1122,78	

TECHNICAL DESCRIPTION

- RT 2012 building
- Metal frame

Facade:

Outer panel, fixed to structure, type and color according to plans

- Small sine-wave metal siding
- TRESPA composite panels
- ETERNIT Natura cement fiber panels
- High-quality, optimized common areas

M by Proudreed type industrial premises:

- Slab resistance: 3 tonnes
- Clear height on ground floor: 7.50 m
- Electric sectional door: 3.50 m x 3.50 m
- Clear height under mezzanine: 4.32 m
- Mezzanine: 350 kg/m²

S by Proudreed type industrial premises:

- Tinted slab load resistance: 3 tonnes /m²
- Clear height on ground floor: 3.50 m
- Electric sectional door: 3 m x 3 m
- Clear height: 4.32 m under mezzanine
- Mezzanine: 350 kg/m²
- LED lighting
- Each lot has a display window, automatic sectional door, private entrance and fully-equipped toilets.
- Floor heating (approximately 11° indoors provided* by -15° C outdoors)

The office layouts for these premises will include the following fixtures:

- Double-flow ventilation
- LED lighting
- Airconditioning
- Soft flooring
- Insulated ceiling height: 2.6 m



LOCATION

L'Envol-Élancourt Veillage is set in a constantly expanding economic area in the urban community of Saint-Quentin-en-Yvelines.

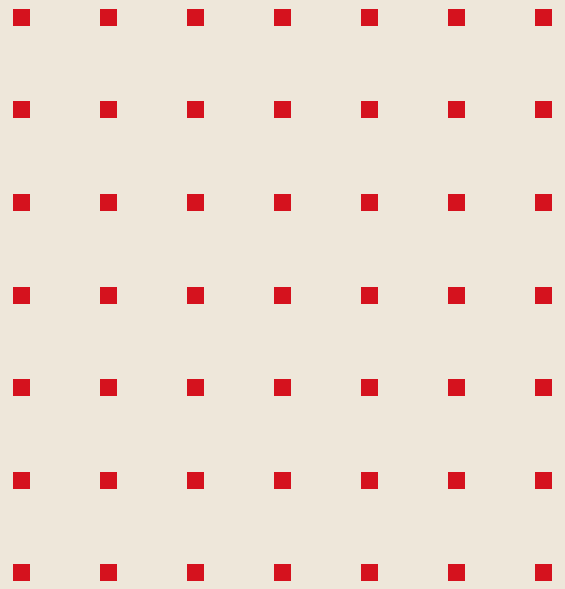
By car:

- From central Élancourt: 3 min
- From Saint-Quentin-en-Yvelines: 9 min
- From Versailles: 13 min
- From Paris: 26 min
- From Orly airport: 33 min

By public transport:



- RER: Line C
Paris - Saint-Quentin-en-Yvelines: 36 min
- SNCF: Gare Montparnasse
Saint-Quentin-en-Yvelines: 25 min
Trappes: 30 min
- Bus: 463 - From Saint-Quentin-en-Yvelines station
411b - From Verrière station
417b - From Trappes station





About Proudreed

As France's leading private property company, Proudreed develops, acquires and manages assets worth more than €2 billion on more than 600 sites in France, exclusively dedicated to businesses. Its portfolio of offices, business premises, logistics and retail space is spread throughout the country. Proudreed has more than 1,300 client-tenants occupying surface areas from 50 to 35,000 m².

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Your contact

Clément PRIEUR
Marketing manager

7 rue de l'Amiral d'Estaing
75116 Paris

+33 (0)6 83 15 05 42
+33 (0)1 44 40 70 84