

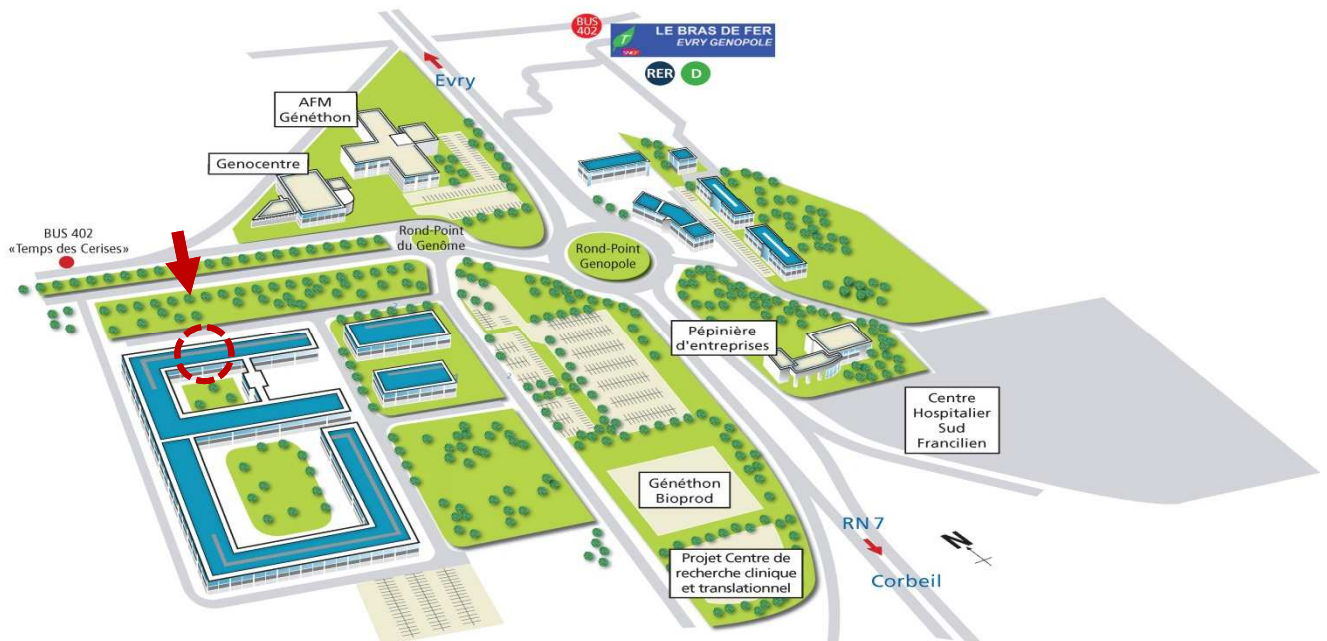
**TO LEASE**



**SUITE 106**

**OFFICES & LABS - 377 M<sup>2</sup>**

EXISTING LAYOUT & EQUIPEMENT  
AVAILABLE IMMEDIATLY



Within an economic & scientific  
ecosystem of excellence

**FEATURES +**

Secure & video survey on site  
car Parking

Boardroom & presentation room

Park & landscape garden

17 technological platforms facilities

**PLAN & MAIN CHARACTERISTICS**

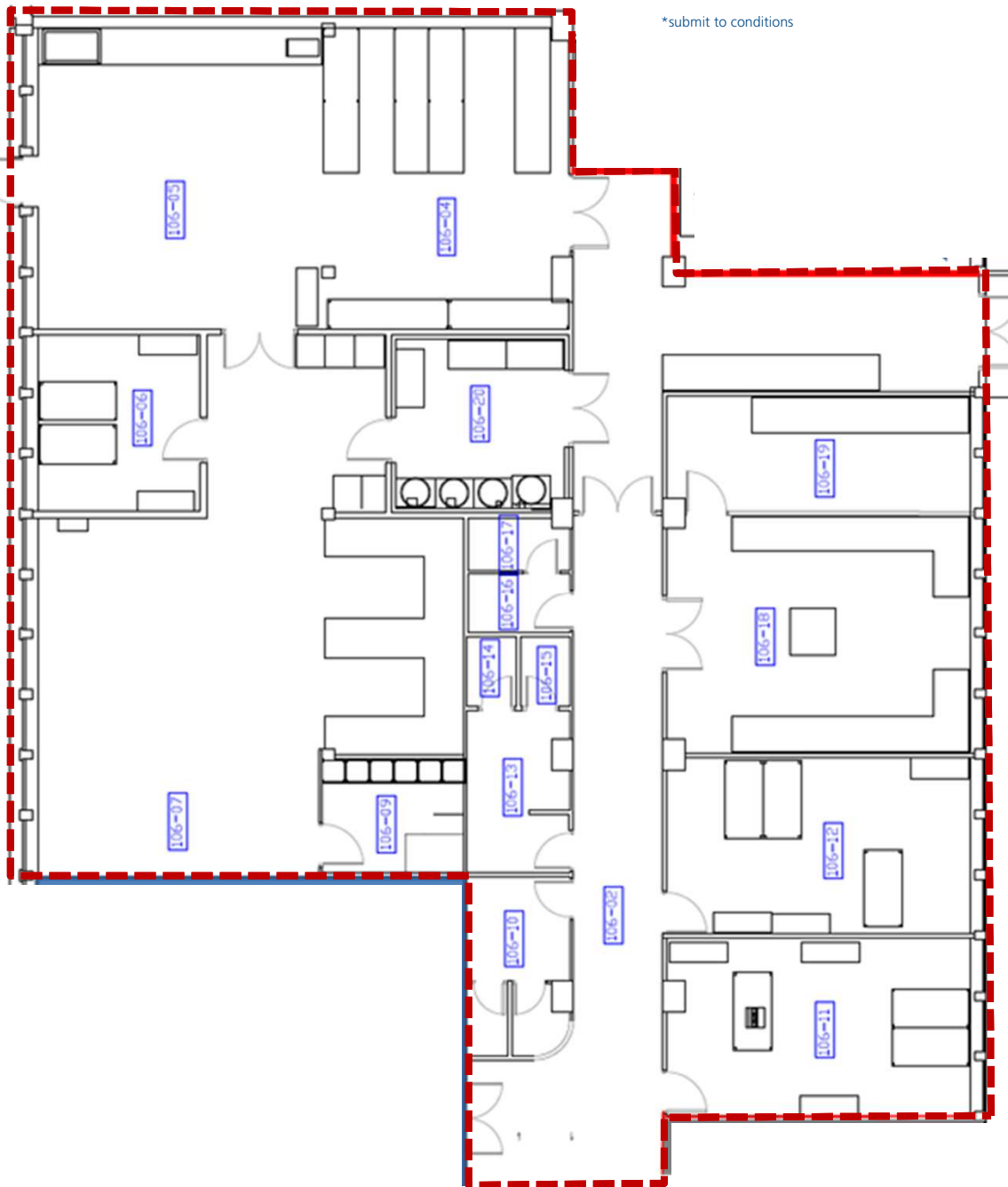


**Space with existing layout  
 and combined work space**

- L1Lab upgradable to L2
- Anti deflagrating room int, / ext.
- Freezer room -20 °C
- Changing rooms
- Air conditioning & extractor

**Height beneath flooring** 4,00 m  
**Floor loading capacities max.** 600 daN.m<sup>2</sup>  
 Access to REVE ( high fibre optic network)\*

\*submit to conditions



## GENERAL CONDITIONS

### No fees

Leasehold : *3/6/9 ou dérogatoire\**

Tax regime: *VAT*

Deposit: *3 month lease*  
except VAT & Expenses

Annual Index : *INSEE Cc indice*

\*submit to conditions



## ACCESS

Only 30 km from Paris



5 mn walking to Public transportation shuttle  
Direct access to Highways (Francilienne, A6, A10, A86)

### Travel times from Genopole Campus

	By road	By train
Paris	35 mn	
Paris Gare de Lyon	55 mn	40 mn
Paris Gare du Nord	1 hour 15	55 mn
Orly ' airport	30 mn	50 mn
Charles de Gaulle 'Airport	1 hour 30	1 hour 30

## Financial Conditions

Surface Area : 377 m<sup>2</sup>

€ m<sup>2</sup>/year  
except VAT

Rent except Expenses

160

Community expenses,

including

Real estate & office Taxes  
Insurance  
Park & garden maintenance  
Campus security & survey  
Maintenance & management of  
common areas

45

Utility expenses

NC

Optionnal expenses,

including

Private cleaning area  
Car parking places  
Private acces Management  
Real Estate Assistance

NC

## ENVIRONNEMENT

67 companies

21 Public Research laboratories

2 Bio production factories

1 groupement d'employeur

1 Regional Hospital (1 100 beds)

1 Conference center (up to 700 seats)

Technological facilities platform list available on  
[www.genopole.fr/Plates-Formes-collaboratives-et-de.html](http://www.genopole.fr/Plates-Formes-collaboratives-et-de.html)

Contact us :

Miguel Esquivel

Phone : + 33 160 871 470

[miguel.esquivel@semgenopole.fr](mailto:miguel.esquivel@semgenopole.fr)

Visit our web site : [www.semgenopole.com](http://www.semgenopole.com)

