

# LILLE

LA FILATURE DE  
SAINT-QUENTIN



# PREMISES IN THE HEART OF LILLE IN A FAST-GROWING DISTRICT with quick access to the city centre

La Filature de Saint-Quentin is located in the heart of the city of Lille, at the intersection of two main roads: Rue de Douai and Boulevard de Belfort (the ring road). It provides easy access to the city centre and most of the city's districts. The port of Lille, the third largest river port in France, is nearby.



## VERY CLOSE TO MAJOR ROADS AND THE CITY CENTRE

- 2,5 km from Euralille
- 2,6 km from the city centre, Grand-Place
- 3,5 km from the Port of Lille
- 1 km from the A25 motorway via Porte d'Arras
- 1,7 km from the peripheral boulevard
- 2,6 km from the urban expressway
- 5,8 km from the A1 motorway



## ISO BY FOOT



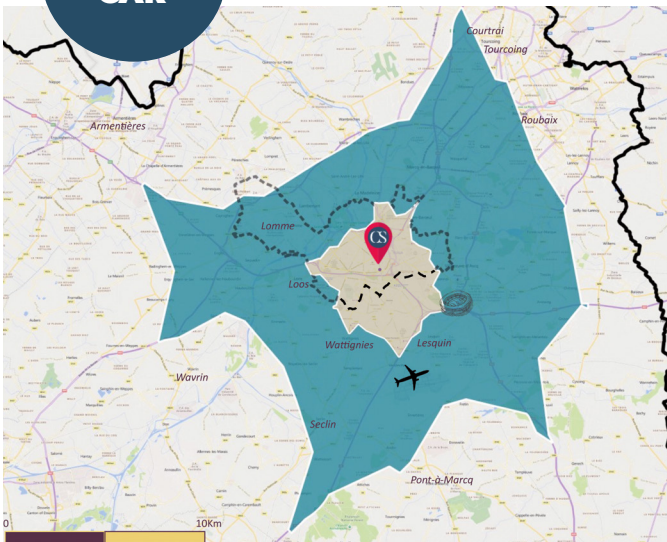
- **AROUND 30,000 PEOPLE** can be reached in less than a 15-minute walk
- **140 SHOPS** are located within a 15-minute walk

## ISO BIKE



- **MORE THAN 110,000 HOUSEHOLDS** within 20 minutes by bike
- **3,800 SHOPS** within 30 minutes by bike

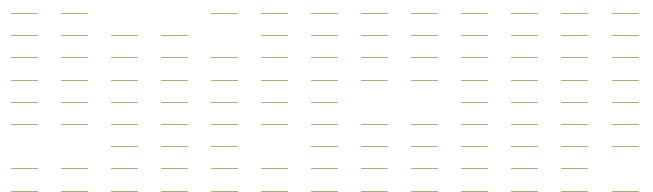
## ISO CAR



- **MORE THAN 280,000 HOUSEHOLDS** and **5,200 SHOPS** can be reached in under 20 minutes by car
- **AROUND 30 MINUTES** to reach the site from the city's main logistics areas

### ISOCHRONES MAPS

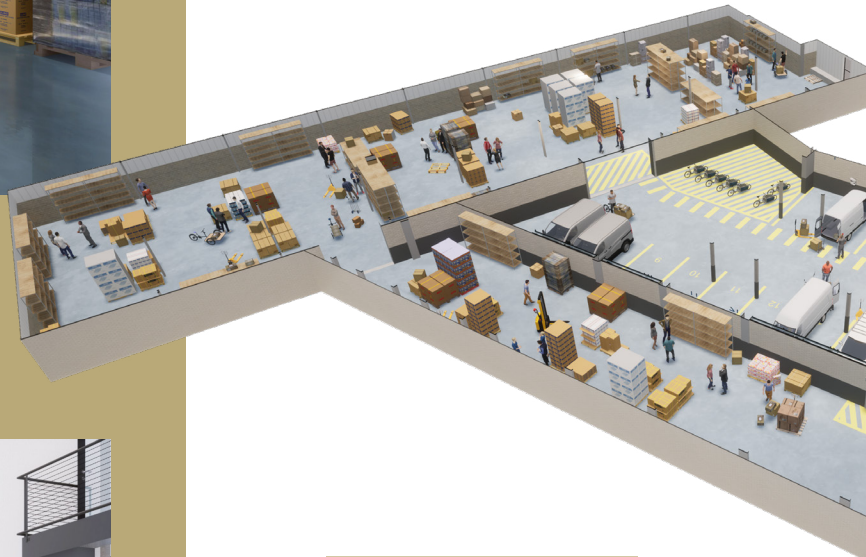
BY FOOT	● 5min	● 10min	● 15min
BIKE	● 10min	● 20min	● 30min
CAR	● 10min	● 20min	
-----	Lille		



# A 2,050 m<sup>2</sup> INDEPENDENT AREA FULLY ACCESSIBLE TO VEHICLES with a large indoor parking area



ANNEX MEZZANINE



- **2 ACTIVITY AREAS** which can be privatized, connected to the utility vehicle parking area

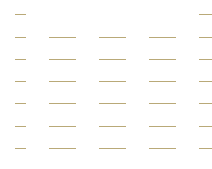
OPERATING AREA



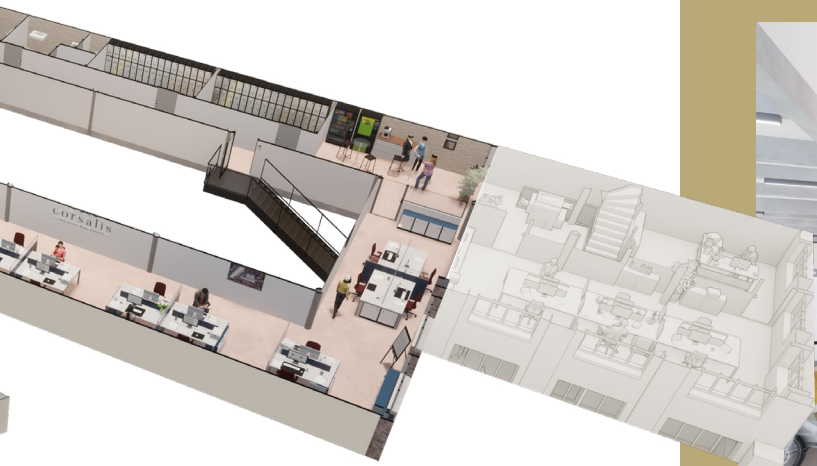
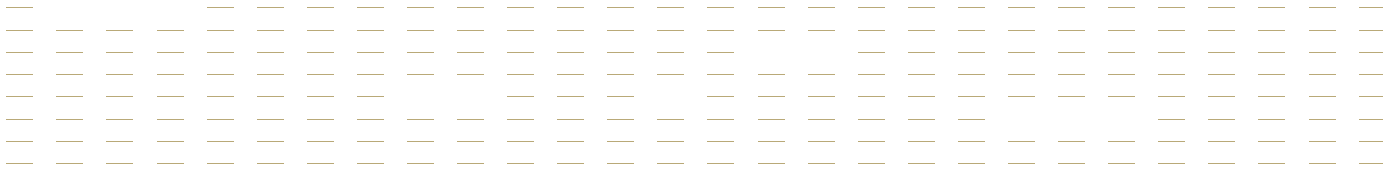
- **1 AREA DEDICATED TO LOADING AND UNLOADING VEHICLES** inside the site to manage handling in complete safety
- **CIRCULATION AND PARKING** for light commercial vehicles inside the site

A TOTAL SURFACE  
OF 2,050 m<sup>2</sup>

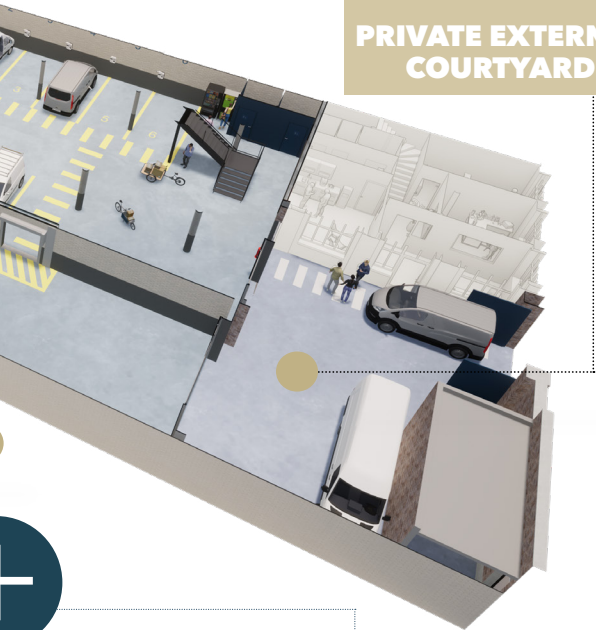
- 1,800 m<sup>2</sup> of operating distribution
- 250 m<sup>2</sup> of offices and a mezzanine
- a private courtyard from the street



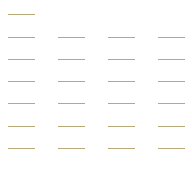




**PRIVATE EXTERNAL COURTYARD**



**SURFACE AREA**  
**m<sup>2</sup> WITH:**  
ing area for urban  
and social areas on  
creating a buffer

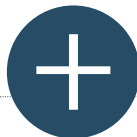
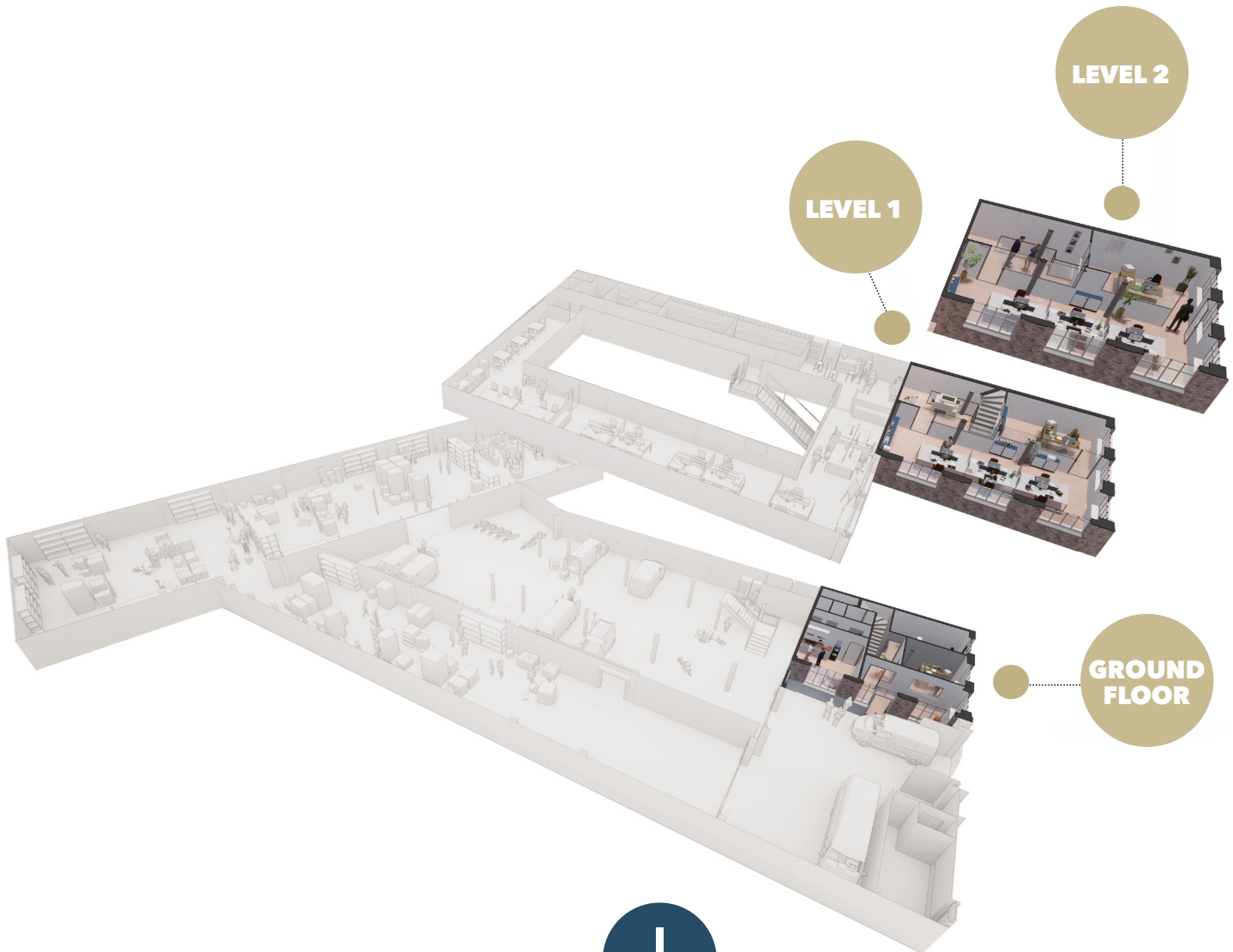


- **NATURAL LIGHT THROUGH WINDOWS** over the parking area and mezzanine
- **14 PARKING SPACES** with **8 RECHARGING STATIONS** for electric vehicles



- **250 m<sup>2</sup> OF MEZZANINE** available for offices and social areas, an annex to the to the operating area

# 300 m<sup>2</sup> OF OFFICES ON THREE LEVELS CONNECTED TO THE OPERATING AREA or fully independent



**FULLY RENOVATED OFFICES,  
connected via the ground floor and mezzanine  
with access to the private courtyard:**

- can be used for administrative purposes related to the operations of the units
- or be used completely independently (head office or co-working space) thanks to independent street access





**LEVEL 2**



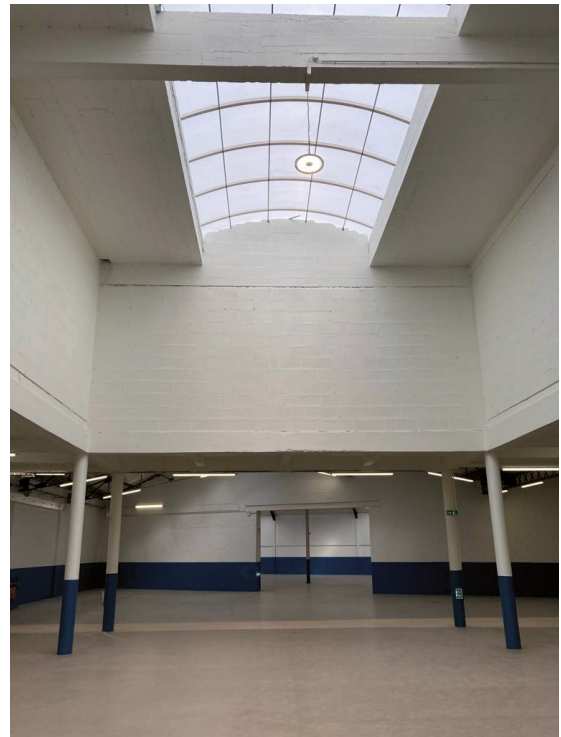
**LEVEL 1**



**GROUND  
FLOOR**



**AREA  
COMMUNE**



**600 M<sup>2</sup> OF LOADING AND UNLOADING SPACE OF VEHICLES.**

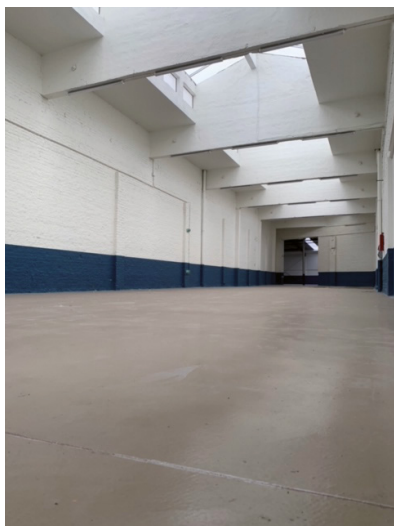
The area has 14 parking spaces, 8 of which are equipped with charging stations for electric vehicles.







**ACTIVITY  
AREA**



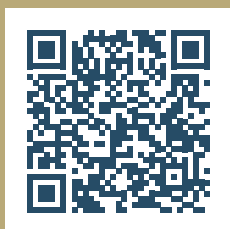
**ACTIVITY AREA 1.**  
300 m<sup>2</sup> connected  
to the common area,  
with dedicated  
access to the outside.



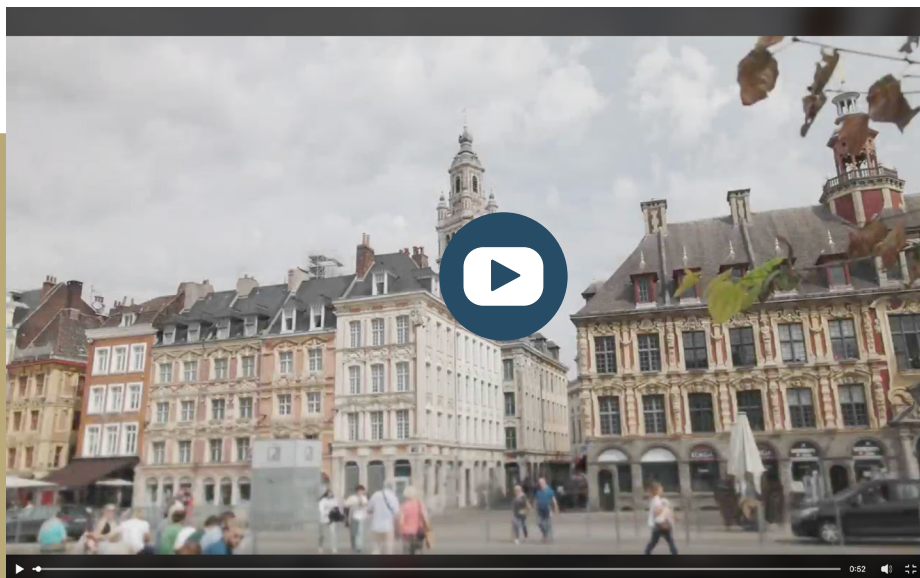
**ACTIVITY AREA 2.** 900 m<sup>2</sup> usable for all activities,  
directly connected to the common area.



FOR A GUIDED TOUR,  
IT'S HERE



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# LA FILATURE DE SAINT QUENTIN : A PROJECT BY CORSA LIS Logistics Real Estate

**CORSALIS is a real estate company dedicated to logistics and urban distribution.**

The company places at the centre of its concerns the objective of meeting the needs of final consumers and the design of premises with low environmental and social impact on the urban fabric. These principles ensure the sustainability of assets and maximize their long-term value. CORSALIS adopts a 360° view of the assets to be restructured or development projects located in the city centre or in close proximity.









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