

# ELEVATE YOUR AMBITIONS

Flexible design and build opportunities from  
**24,000 sq m up to 113,835 sq m for the remaining plot.**

A premium logistics park comprising  
**3 distribution facilities totalling 268,000 sq m**





# A PROVEN DESTINATION

Major international companies  
have already made the move.







# PREMIUM

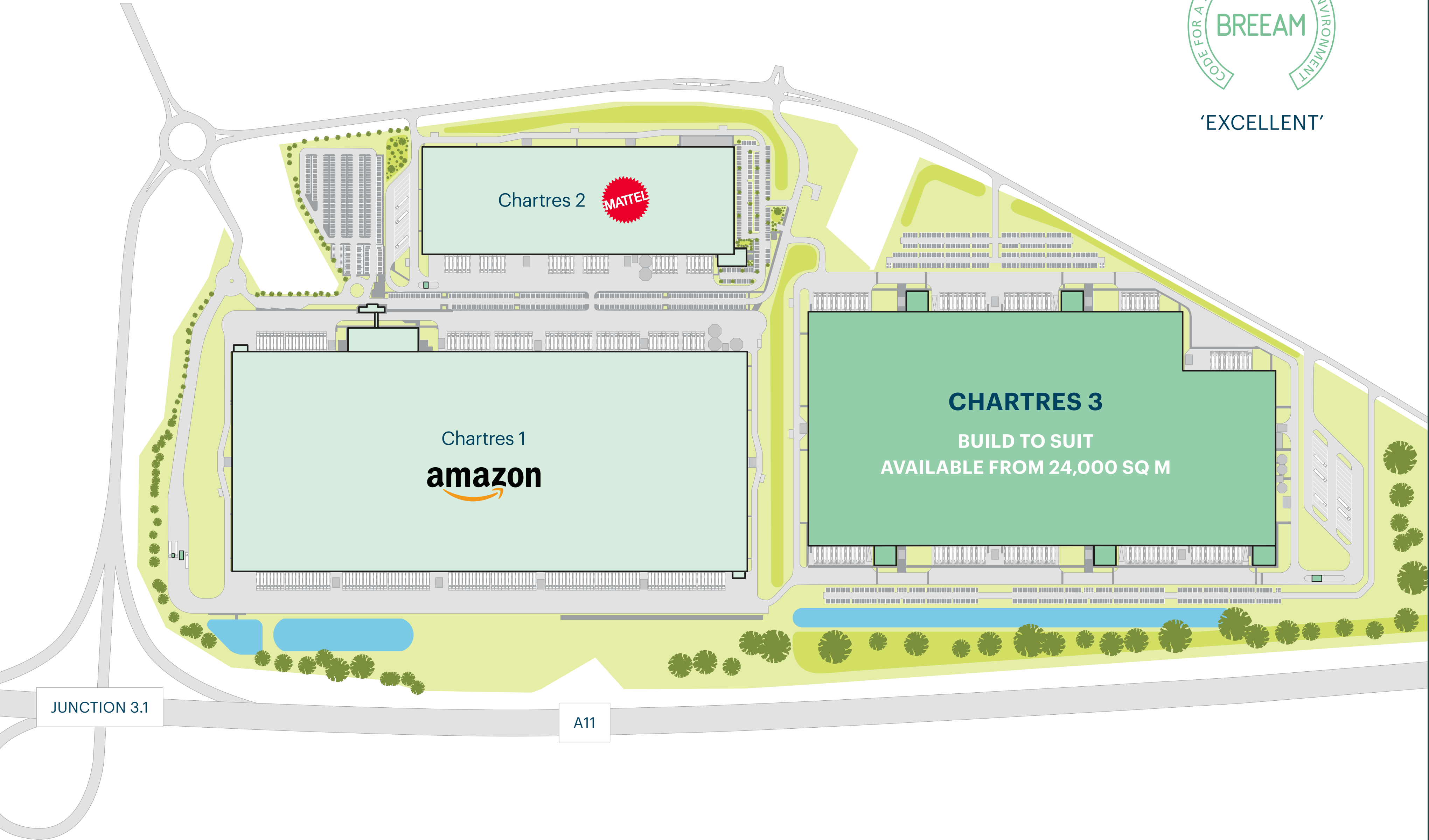
Mountpark Chartres is a state of the art logistics development of three buildings totalling 268,000 sq m. Chartres 1 and Chartres 2 are both occupied by major international companies.

Chartres 3 offers flexible design and build options from 24,000 sq m upwards, with a 12 - 15 month construction period.

## CHARTRES 3 OFFERS FLEXIBLE SOLUTIONS TO OCCUPIERS FROM 24,000 SQ M.



'EXCELLENT'



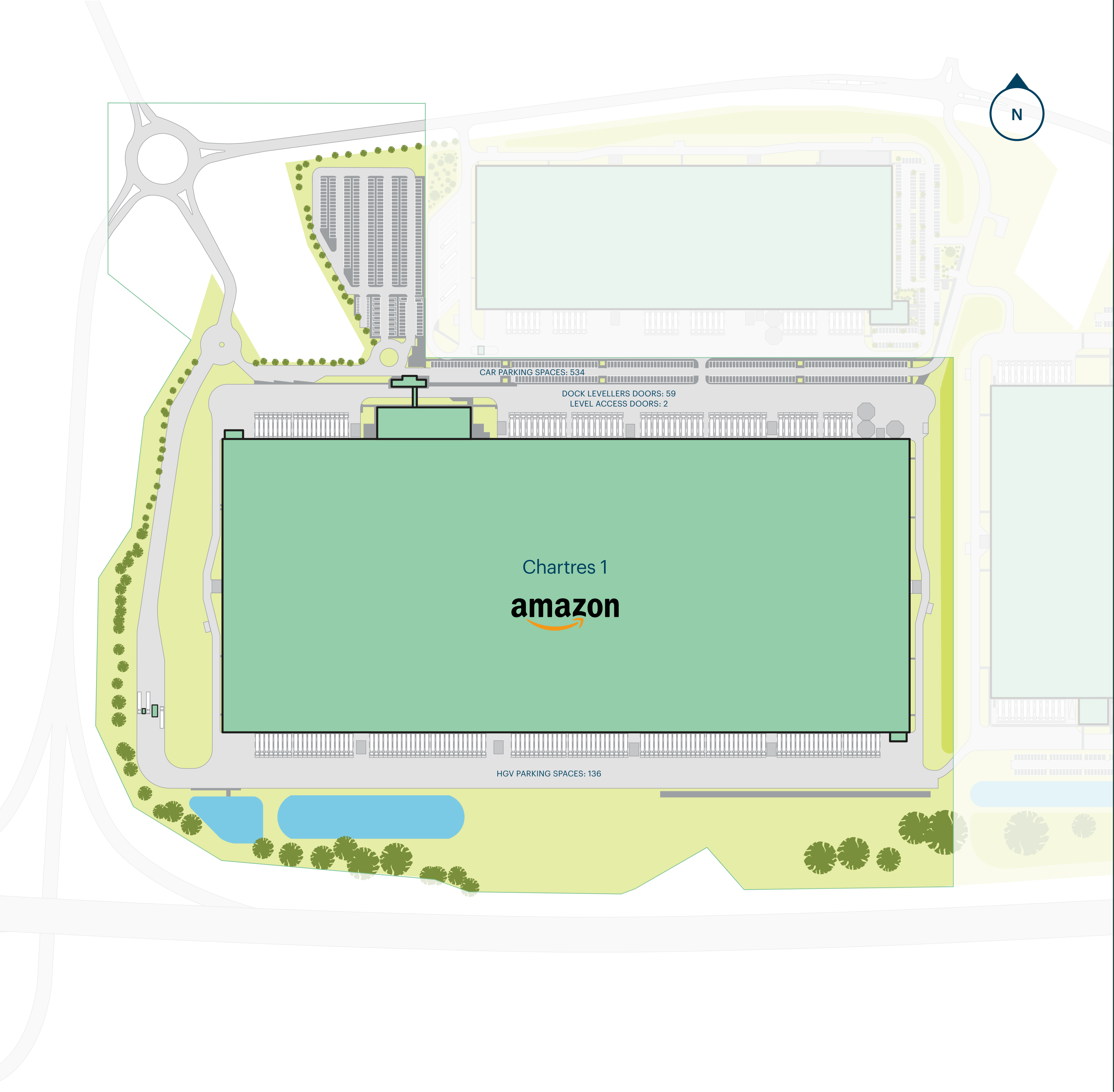


# CHARTRES 1

Forward sale to Amazon with practical completion due in H2 2026



Accommodation Schedule	sq m
Warehouse	115,575
Offices (1 Block)	2,556
Guardhouse	30
Technical Rooms	211
Passageway	119
Total	118,491





# CHARTRES 1

Forward sale to Amazon with practical completion due in H2 2026



**Clear Height**  
11.7 M



**Secure HGV Yards**  
42 M depth



**Car Charging Points**  
10% of car parking spaces



**PV**  
7.45 MWh



**Floor Loading**  
3T/30 KN per sq m



**Power Capacity**  
Up to 3,500 kVA



**EPC Rating**  
Targeted Minimum A



**BREEAM 'Excellent'**  
And BiodiverCity Certification



Image indicative only



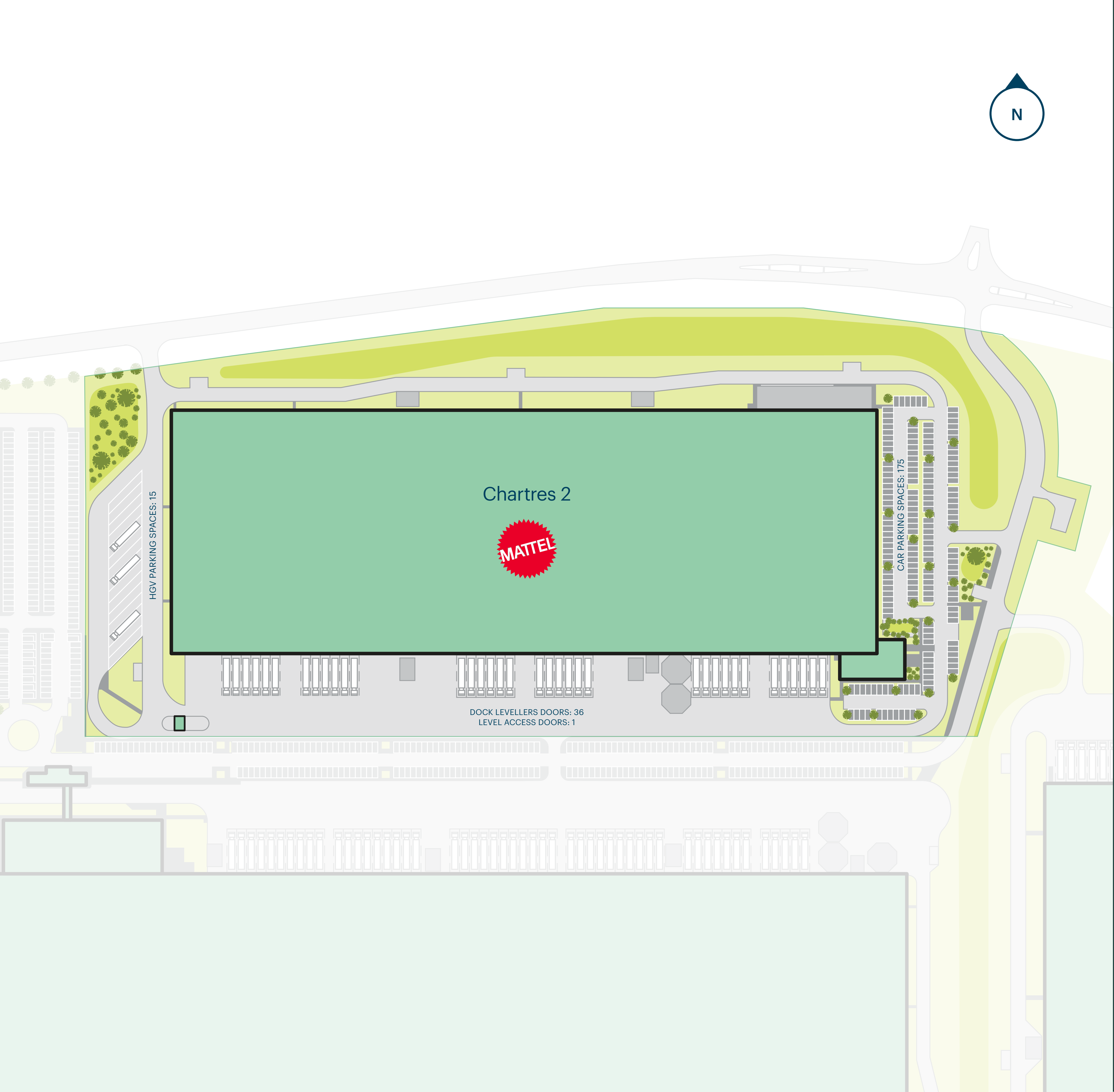
# CHARTRES 2

Fully let to Mattel and operated by FM Logistic



FM>LOGISTIC

Accommodation Schedule	sq m
Warehouse	34,180
Offices (1 Block)	830
Guardhouse	28
Technical Rooms	236
Charging Rooms	309
Total	35,583





# CHARTRES 2

Fully let to Mattel and operated by FM Logistic



FM LOGISTIC



**Clear Height**  
11.7 M



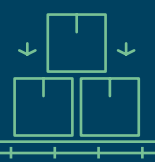
**Secure HGV Yard**  
37.5 M depth



**Car Charging Points**  
Up to 20% of car parking spaces



**PV**  
1.6 MWh



**Floor Loading**  
5T/50 KN per sq m



**Power Capacity**  
1,000 kVA



**EPC Rating**  
A (Offices only)



**BREEAM 'Excellent'**  
And BiodiverCity Certification



Image of Chartres 2



# CHARTRES 3

Build to suit  
Available from 24,000 sq m

With major international occupiers close by, Chartres 3 offers a proven logistics destination. We can offer flexible build to suit options from 24,000 sq m upwards, to adapt the building to your business requirements.

Accommodation Schedule	sq m
Warehouse	109,860
Offices (5 Blocks)	3,200
Guardhouse	25
Technical Rooms	150
Charging Rooms	600
Total	113,835

Build to suit with a 12 - 15 month construction period.

The building benefits from a Hazmat (low) licence and a full list of operating licences (ICPE) can be provided on request.





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Areas on plan exclude technical rooms and guard post.



# CHARTRES 3

Build to suit  
Available from 24,000 sq m



**Clear Height**

11.7M  
(14.7M on demand)



**Car Charging Points**

Up to 20% of car parking spaces




**Floor Loading**

5T/50 KN per sq m



**EPC Rating**

Targeted A



**Secure HGV Yard**

40m depth



**PV**

5.7 MWh



**Power Capacity**

Up to 4,750 kVA



**Minimum BREEAM ‘Excellent’ Targeting ‘Outstanding’**

And BiodiverCity Certification



Computer generated image of Chartres 3



# STRATEGIC

Mountpark Chartres is located at junction 3.1 of the A11 motorway affording access to the Greater Paris/ Ile-de-France market and the Atlantic corridor to the West. This location forms part of the Centre Val de Loire market, is in close proximity to the A10 motorway and Orleans submarkets, as well benefiting from excellent accessibility to the strategic Dorsale north/south logistics corridor, linking Lille, Paris, Lyon and Marseille. The Centre Val de Loire has been one of the most significant logistics take-up destinations in recent years and is set to remain a major logistics destination for years to come.

0.3 km

to A11 motorway (junction 3.1),  
which links Paris to Angers and Nantes

58 km

to A10 motorway junction  
(Paris, Orleans, Bordeaux)

96 km

to A6 motorway junction  
(Paris to Lyon)





# STRATEGIC

Mountpark Chartres is connected directly to junction 3.1 of the A11 motorway which connects the site to the Centre Val de Loire and Greater Paris regions.

25 km

to Chartres

87 km

to Orleans

108 km

to Paris

515 km

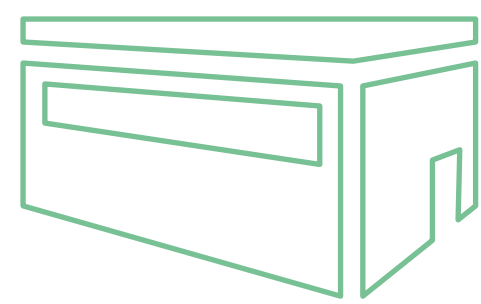
to Lyon



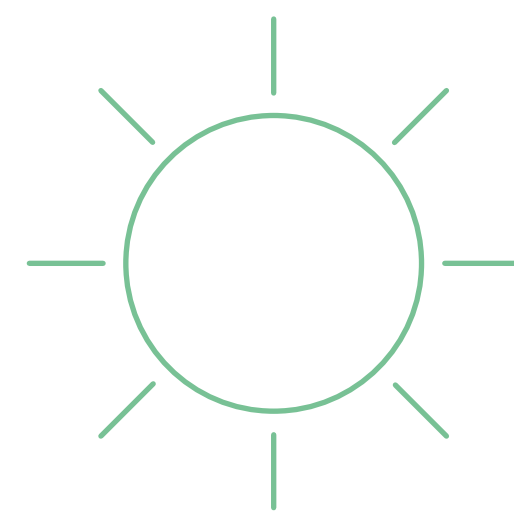


# WELLBEING

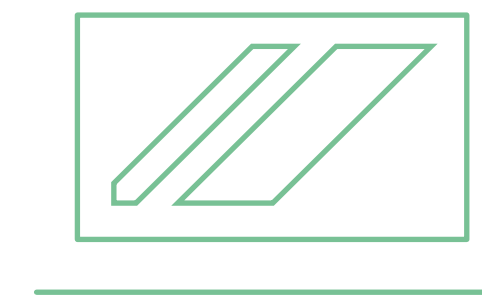
Employee wellbeing is at the forefront of design and Mountpark Chartres benefits from the surroundings of a pleasant, natural tree-covered landscape set within 60 hectares, the site will incorporate high quality landscaping and leisure trails to be enjoyed by all employees.



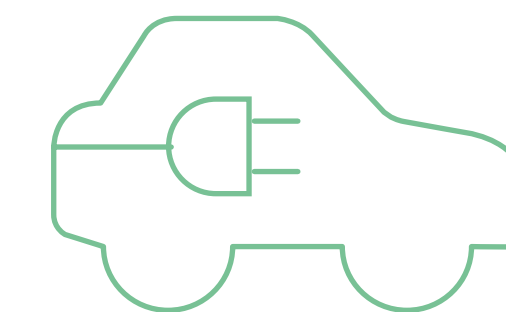
Office roof terrace



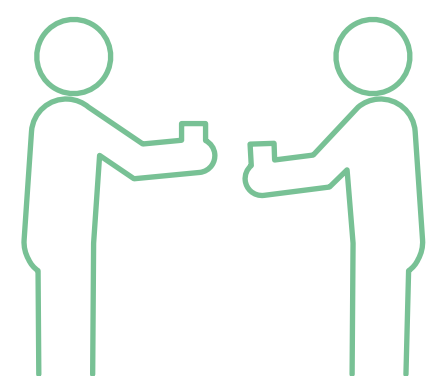
Improved roof lighting (4%)



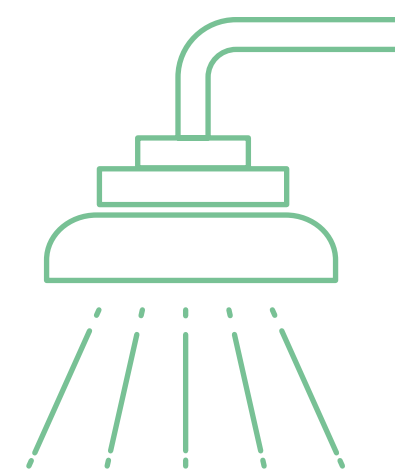
Ribbon glazing  
providing enhanced natural light to warehouse



Electric car charging provision



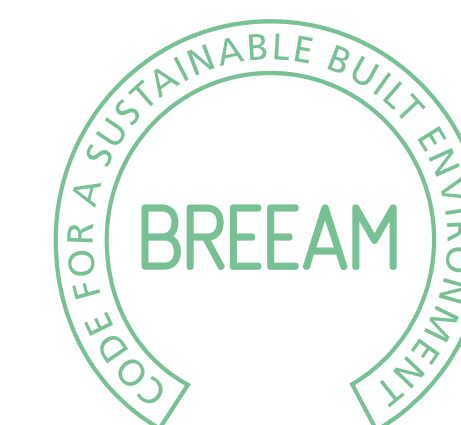
Leisure areas



Shower facilities



High quality external landscaping areas



Minimum BREEAM 'Excellent' and BiodiverCity Certification





Computer generated images of Chartres 3





Please request more information  
by contacting the below:



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the European Logistics Development Company owned by:

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