

Business Location Proposal

**CREUSOT DÉVELOPPEMENT
MONTCEAU**
Centre ressources pour
l'investissement des entreprises



To the attention of Mr:
First name, Surname

Company:
SAMPLE

BUSINESS LOCATION STUDY

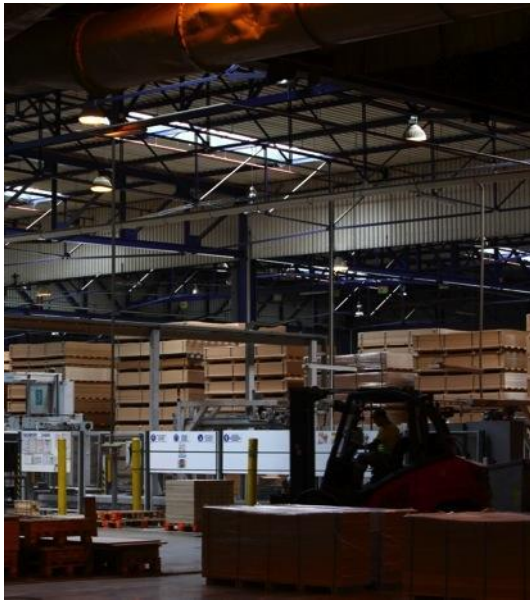


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The business location proposal is designed to provide a global and technical solution for your investment project

Our offer is built on the basis of specifications on which we will work together with you



01 Your specification S

In queries and discussions regarding your project, we guarantee total confidentiality of all

transmitted information. Setting up an operational schedule allows us to better understand your deadlines.

In the approach we propose for you, we qualify all the needs and questions you wish to address in concrete terms. The main parameters are:

- ↘ Search for real estate, property, location – purchasing
- ↘ Workforce and specialised skills needed
- ↘ Public and private financing solutions
- ↘ Implementation planning for your operations

We will commit ourselves:

- ↘ To answer you in a confidential and thorough way
- ↘ To provide you with clear, precise and well-reasoned solutions
- ↘ To offer you a single dedicated contact guaranteeing excellent coordination over all aspects of your project

Thus, the Business Location Proposal is the only document that allows you to gain a comprehensive answer on the capacity of the Creusot-Montceau region and provides you with a solution relevant to your project.

02 Region and location



Through this proposal designed specifically for you, we provide you with a clear presentation of the region using geographic map elements. This way, you have the spatial configuration of our sites, you can visualise the proximity of the major hubs, as well as road networks, motorways and rail lines. There are many factual factors that bestow the region a privileged geographic position.

All of our economic and demographic data are built based on summary information from Insee, from the Employment Centre and from specific studies implemented by Creusot-Montceau Développement and our partners:

- Communauté urbaine Creusot-Montceau
- Chamber of Commerce and Industry
- General Council of Saône-et-Loire
- Regional Council of Burgundy

Creusot-Montceau, truly central, easy to get around for people and products; a district with recognised savoir-faire.

The TGV railway station gets you to Paris in 1:20 hours and to Lyon in 40 minutes





Because of its industrial specificity, the region of the Creusot-Montceau community is home to many companies

The region is one of the main economic centres of Burgundy and the second regional university cluster

As part of the review of your business location project, we provide you with general economic data but also with more specific elements relevant to your local interests and specific needs:

- the subcontracting network,
- service providers
- contractors

By using high-performance databases, the information we give you will allow you to gain the key information and full contact details of your future partners.

The acquisition of a mapping module also allows us to provide you on request with the geographic and statistical data with data relevant to your target sectors.

Beyond the production of sectoral economic data and the use of our databases, we also consult the university and technological cluster of Burgundy. An asset used to show you the region's training and research and development programmes.

03 Sectoral elements



The Creusot-Montceau region offers real opportunities for development through:

- The presence of a dense and dynamic economic environment
- The competitiveness clusters and high-performance clusters
- An industrial culture and specific expertise
- A university firmly focused on business
- Municipalities that are attentive to and active in economic

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Testimonials

Creusot-Montceau,
A region of attractiveness and
opportunities:
business leaders
confirm it



Industry - Sotralentz

"We've strengthened the expertise of Sotralentz Métal Industries, our subsidiary specialising in boiler manufacturing, in an employment pool that promotes the hiring of staff already trained in the different metallurgy trades. The proximity of contractors is also a source of greater cooperation and substantial savings on logistics costs"

Patrick Mochel, Secretary General of Sotralentz
source: www.tracesecritesnews.fr



Services – Web help

"The strong potential of the employment pool both qualitatively and quantitatively (a guarantee of rapid recruitment) was a strong argument for us for our prospects, as was the fibre optic infrastructure for the secure management of our data. Thanks to the TGV railway station, we also have real proximity with the headquarters of 90% of our customers located in Paris".

Vincent Tachet, Executive Vice President Web help



Logistics– Scrigno

"We wanted to be closer to our customers and the sales network to better monitor the market. We really made a wise choice by locating ourselves in the centre of France".

Pier Achille Giovanetto, Director Scrigno France

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Our comprehensive approach

"Our comprehensive approach to projects allows us to optimise public and private solutions in order to gain leverage that will help realise your investment"



Realisable solutions

As part of the set-up study, the legal framework of a company carrying the project, the amount and nature of the investment, the number of permanent jobs created and the need for working capital, are crucial factors. They enable us to assess the potential nature and levels of public and private involvement.

The systems are complex and varied, we provide our expertise and offer to organise technical meetings. The objective of the meetings is to ascertain which systems exist at the Regional Council of Burgundy, at state level and at European level.

We also have a network of investors, capital venture companies and industrial companies able to offer financial and technical solutions that are able to optimise your project.

The agency also provides you with the necessary freight network to begin and opens online accounts at <https://eco.e-bourgogne.fr/>

Facilitating access to human resources

A long-time region for industrial restructuring, the Creusot-Montceau region has experienced a profound and successful metamorphosis which to this very day enjoys the availability of a large and stable workforce.

Thanks to the partnerships developed by the Employment Cluster agencies and training centres, we are able to provide locating companies facilities for recruitment and simplification of their procedures.

We also offer companies studying a location project in this region to carry out a quantitative and qualitative assessment or pre-identification of profiles that could match their searches

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Property offers



"Because property issues are a key to the success of a business location project, the study we conduct puts complete responses into perspective, ranging from a rental solution to setting up leasing".

6-A SITE MAP

By identifying property and/or land opportunities, thanks to the Community Creusot-Montceau GIS tool, we provide recent map elements clearly indicating the position of the offers in light of urban units and major transport axes.

6-B Urban environment of the building

Because of our integrated expertise in urban planning with the urban community Creusot-Montceau, we provide you with much administrative and legal information necessary for understanding the environment, the urban limitations and other expansion options...

The technical documents available are:

:

- The Local Urban Planning Map (pdf format) - PLU (Local Urban Planning: including zoning regulations, the land-use ratio, architectural constraints etc.)
- Location map (pdf format)
- Map of the business park (pdf format)
- The plot map and parcel details (pdf or dwg formats)
- The setting up of networks (water, gas, electricity, telecom, fibre optic), sanitation (wastewater, rainwater)
- Kind of access (road type – installation of connected terminals: ITE in French)

In the context of a particular facility, the community's internal studies department also responds to technical issues, regulatory delays and all the specific points bearing on the ranking of your facilities and the various procedural processing times

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Property offers

Presentation of property offer(s): the solutions studied include growth phases as much as possible

6-C Property proposal - description

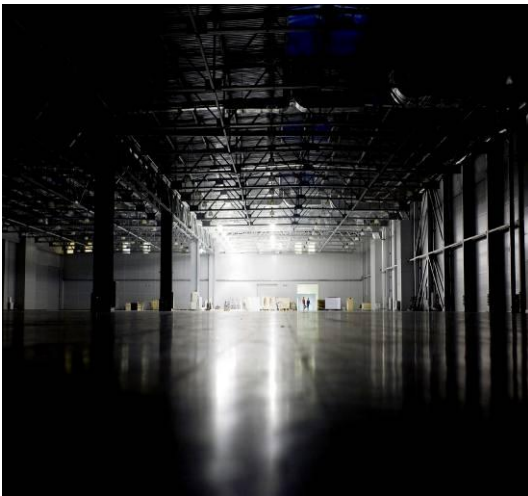
In the property or land proposal(s), we gather all the relevant information.

- ↘ Commune– postal address:
- ↘ Legal status:
- ↘ Land area:
- ↘ Built area of land:

- ↘ Distribution of the built areas
 - *Workshop,*
 - *Offices,*
 - *Corporate premises,*
 - *Others*

- ↘ Special facilities:
 - *Bridge crane,*
 - *Sectional doors...),*
 - *Others...*

- ↘ Date of construction:
- ↘ Type of construction:
- ↘ Pricing conditions
- ↘ Rental / Sale:
- ↘ Last use of the building
- ↘ Contact





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The region: Practical information



Burgundy enjoys a strong image of authenticity, prosperity and dynamism. The community Creusot-Montceau, a metropolitan area located in the South of the Region benefits from a dense economic environment and the facilities and service level of city built on a human scale.

We are committed to showing you elements in keeping with your expectations:

- Hotel accommodations
- Restaurants
- Tourist attractions....

And an approach based on services:

- Urban transport;
- School groups
- Hospitals,
- Cultural facilities (National Theatre)
- Associations and sports and recreation facilities

The economic environment combines with a quality of life and the presence of various services: sports infrastructures, transport, health, culture... across a town of 95,000 inhabitants

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Your partner



Creusot-Montceau Développement

Founded in 1984, Creusot-Montceau Développement is the economic development agency in the Creusot-Montceau region.

A non-profit organisation per the 1901 Act, Creusot-Montceau Développement is the privileged partner for your business location search in the region. The agency works on complete real estate solutions (simple rentals, leasing, off-plan etc). It negotiates the terms of land sales with local authorities.

Creusot-Montceau Développement is also a nexus for all the economic stakeholders in employment and training. It will also help in the mobilising and writing public financial incentives proposals with an eye towards optimising existing systems.

Finally, Creusot-Montceau Développement can assist you in networking with local financial partners (venture capital, equity loans etc.). It also has access to specific financing from large industrial partners.

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