

Modulog System by GSE The first buildings in France

Leader in the design and construction of logistic and industrial buildings, GSE is preparing to start construction of its first two Modulog warehouses in Gironde. With the support of the local authorities, this innovative project, which has a rail connection and a total of 75 000 m² for division into smaller units, will provide high quality modern warehousing at a very competitive market price.

At the origin of all projects, there is often a human relationship based on trust and mutual recognition of respective abilities. So it was in this case when the mayors of Saint-Yzan-de-Soudiac and Saint-Mariens along with the President of the local authority of Saint Savin met the GSE team a few months ago, they were all sure that they would need to meet up again. Over a period of time, the two towns and the local authority discussed how best to pull together their resources and identify a suitable site for the construction of modern logistics buildings. The four partners then met for a second time and shared the same ambition: to develop a multimodal logistics park with the construction, in the first phase, of two warehouses with offices, one of which providing rail access. In total, 71 641 m² available for future sub-division.

“Following the project initiative, the three local authorities chose GSE for its expertise and its capacity to support them through all the stages of the construction project. This support is essential for councillors who are keen to demonstrate active regional development and the creation of jobs”, stated Grégory Walker, land development manager at GSE. As a result of this close collaboration, GSE proposed a development bringing together two strong requirements expressed by the councillors: “The quality of the construction and integration with the surrounding landscape, and the capacity to accommodate future businesses with no impact on the local population”

At the heart of a number of market areas

Located to the north of the Gironde, the development of the future park will take place on a site of 14 hectares and be available to all types of user including industrial, distribution and transport-logistics companies. *“This flexibility is the main advantage of the project and is the result of its geographical location and the available rail connection for the site”*. Close to the site, there are numerous populated market areas including Bordeaux, Angoulême, Limoges, Poitiers and La Rochelle. These local economies have a well qualified workforce and are accessible from the main N10, a toll free dual carriageway and one of the key regional routes connecting to the extensive motorway network.

Optimised access

Paris via the A10, Lyon and Geneva with the transversal A89, Toulouse via the A62, before Montpellier, Perpignan or Marseille, and the A63 heading for Bayonne and Spain, *“this motorway network considerably increases the market reach from Saint-Yzan / Saint-Mariens. It extends further still thanks to the rail access standing at Saint-Yzan station and its 25 train loading locations allowing more economical and environmental transportation in bulk. In addition to linking major towns in France and Europe, this rail line provides access to all the sea ports including Bordeaux. With its varied facilities at Ambés, Bassens, Pauillac and Le Verdon, this port handles all forms of goods both for import and for export. In the case of container transport, it forms part of the regular network of ports used by the sea freight companies and, therefore, provides access to hundreds of ports around the world”*

Flexibility of building use

The two buildings at Saint-Yzan / Saint-Mariens will be adapted to all the markets of its future occupiers: local, regional, national and European. *“With around 37 000 m² for sub-division, each warehouse offers six individual cells of 6000 m² having five or six dock doors with the possibility of an additional two. The rail access is located behind one of the two buildings. This modularity means that the site is adapted to all logistics requirements and offers the possibility of a large single unit for extensive geographical distribution or, for more regional distribution, the use of one or multiple cells.”* This flexibility is further enhanced by the authorisation of ICPE classes 1510/1530/2662/2663 and the possibility of adapting cells for cold storage.

A highly efficient logistics facility

Of the latest generation, the two buildings, constructed facing each other and enclosed by fencing, are designed in accordance with current regulations and the most advanced warehouse standards *“in order to optimise the number of pallets stored, their movements and the preparation of orders. From 83 to 118 m in depth, they each have a column grid of 17.10 m and a length for storage of 60 m minimum. The clear height is 10 m with a floor loading of 4.5 tonnes/ m² at the foot of the rack. Developed in partnership with our industrial, distribution and logistics clients over 30 years, these recognised and proven characteristics provide for a highly efficient logistics operation by minimising the costs of pallet preparation for the majority of product types.”* Other observations concerning the adaptation of buildings to the current concerns of transport and logistics companies: *“The separation of heavy goods vehicle and car movements, a waiting area for lorries, the ability to store containers outside, an ESFR sprinkler system, a pre-configured security system allowing installation of video surveillance and controlled access with a security guard. The selection from these possible solutions is made with the final client in line with their organisational requirements.”*

A competitive proposition from 2011

From Gironde to Spain, facilities of this standard are rare or very costly. *“Added to the flexibility and professional quality of the buildings, competitive pricing is the other advantage of the logistics development at Saint-Yzan / Saint-Mariens. A product of similar quality and without rail connection achieves a rental of between 46 and 48 € per square metre excluding tax. At Saint-Yzan, our estimations suggest 42 € per square metre excluding tax for the building with rail connection and 40 € for the second warehouse. Such quality at this price does not exist at regional level today. It is the fruit of our expertise and at the heart of the Modulog concept.”* The possible sale of a building also forms part of the commercial proposals of GSE. Turnkey delivery of the first building is planned for the second quarter of 2011.

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