

Set up in a successful  
enterprising environment!



Woodclub



WOODstock



Woodclub

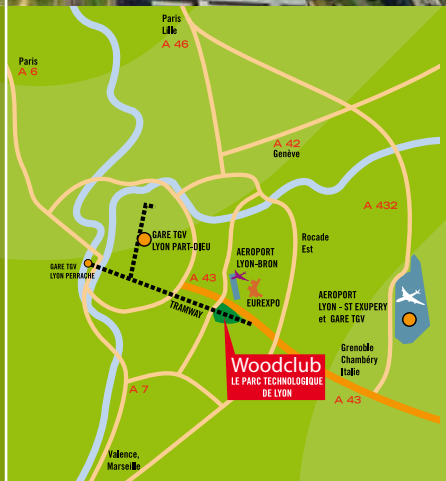


## A reference site

- 250,000 sq. m of real estate programs development
- 140 hectares already completed
- 6,000 employees with a capacity for over 8,000 in the long term
- 4 sectors of activity: environment, biotechnologies/health, services and industrial engineering

The owner and landlord of Woodclub is SERL@immo, the real estate subsidiary of SERL Group.

*Image of the Woodclub building*



### AN IDEAL LOCATION:

- 15 min from Lyon St Exupéry airport
- 20 min from the 3 train stations
- 5 min from the A6, A7, and A43 motorways
- 2 min from the ring road and the A46 motorway
- Linked to Lyon's city centre by the T2 tramway line.



## SERL@services, your facility manager

With its experience of developing and planning business parks, SERL Group has created a "Services" subsidiary.

SERL@services develops spaces located in the heart of business parks devoted to providing a comprehensive range of services.

Today, SERL@services is inviting you to discover Woodclub, located in The Lyon Technology Park.

Find out more at:  
[www.serlservices.fr](http://www.serlservices.fr)



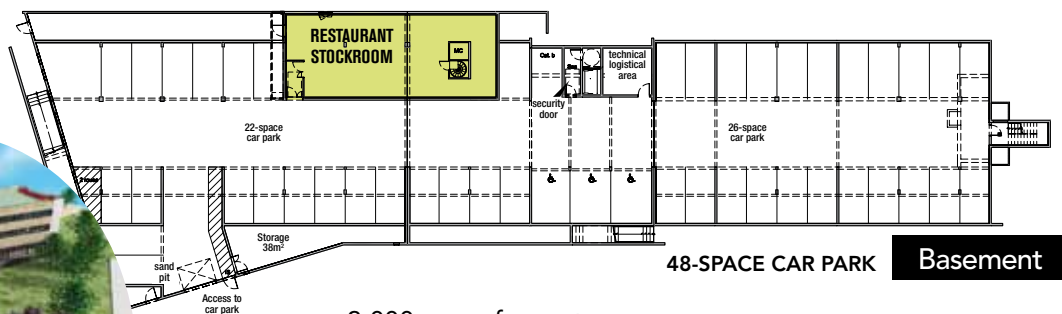
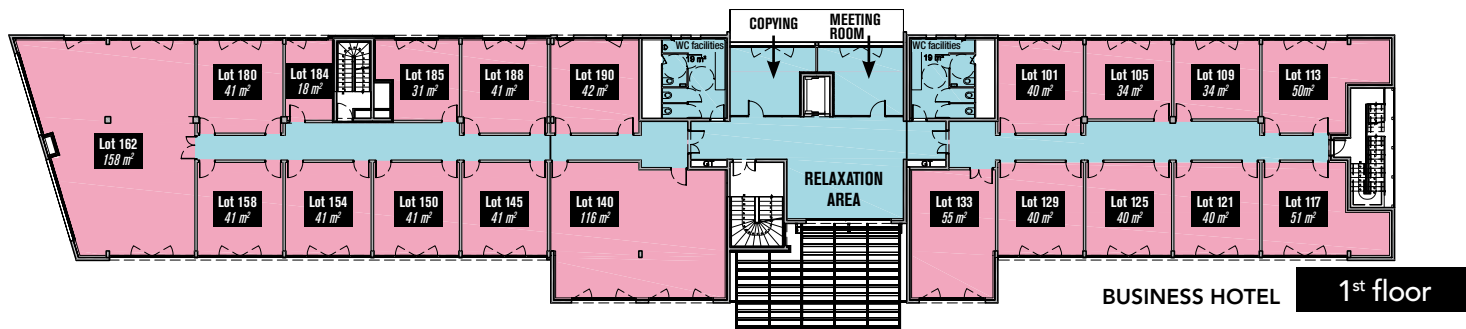
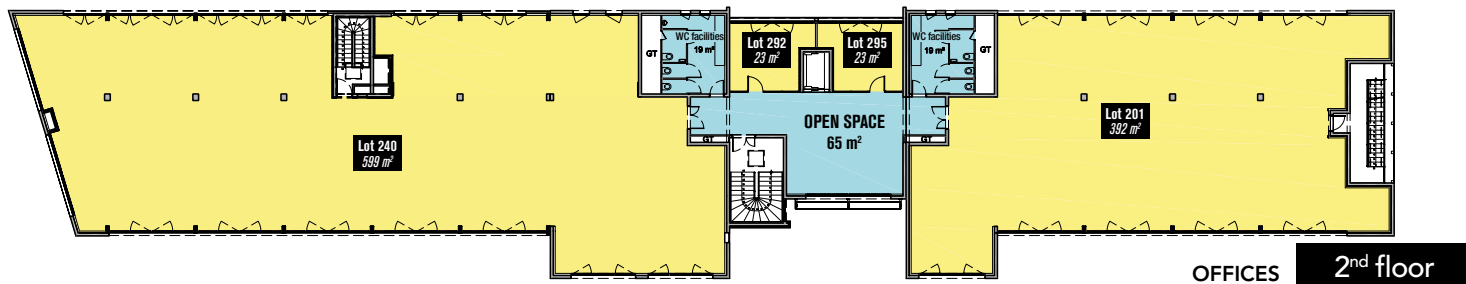
## The Lyon Technology Park, where enterprise reigns supreme

Located in the town of Saint Priest, east of Lyon near the A43 and A46 motorways and the airports of Lyon Bron and Lyon St. Exupéry, The Lyon Technology Park accommodates 150 leading companies and approximately 6,000 employees (Schneider Electric, Irisbus, Merial, Mylan, SFR, France Telecom, Cap Gemini, Renault Trucks, Resmed, Ersnt & Young, Alfa Laval, Somfy, and more). With 140 hectares, the park has been designed with great attention paid to the quality of the architecture and landscaping with 70 hectares devoted to green spaces and 4 hectares devoted to ornamental lakes.

Woodclub is part of the WOODstock programme, developed by Bouygues Immobilier, a sustainable development initiative. SERL@services offers you the opportunity to set up in this enterprising environment, in the park's central building built mainly of wood.

Find out more at:  
[www.parctechnologique.com](http://www.parctechnologique.com),  
[www.woodstockinlyon.com](http://www.woodstockinlyon.com)





- 3,000 sq. m for rent
- Car park: 121 spaces (73 above ground)
- Rental space

The rental spaces indicated includes a share of the communal areas.



# Woodclub



## The Woodclub

A varied and comprehensive offer:

### > Ground floor: services

- A 600 sq. m food hall with brasserie, self service, and takeaway facilities
- A day-nursery
- A medical center/paramedical area
- Shops

### > First floor: business hotel

- 22 adjustable offices from 18 to 100 sq. m designed to accommodate between 1 to 10 work stations, equipped with the following:
- A furnished meeting room
  - A multi-functional photocopier
  - A furnished relaxation area
  - Existing wiring for low-current (internet, phone, computer...) in each lot
  - Access controlled by a security badge system
  - An intruder alarm and CCTV Protected
  - Furniture may be provided
  - The building is already wired to fibre optic and access to high bandwidth is easy

### > Second floor: offices

1,000 sq. m of (dividable) office space from 392 sq. m.

The premises are for rent only.

Rental and technical services are managed by [SERL@services](mailto:SERL@services).

#### *Example:*

18 sq. m at €495 excl. tax/month, includes: the rent, the communal charges of Woodclub building and those specific to the business hotel, individual electricity supply, renters' tax and car park fees.





# Woodclub

97 allée Alexandre Borodine  
69800 Saint Priest



## Select the best!

Local authorities and private organisations alike chose SERL for all their urban development, economic and business projects in the Lyon metropolitan area and the partner territories of Nord-Isère, Ain and Loire.

Read the latest news about SERL Group at [www.serl.fr](http://www.serl.fr)

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