

Galilée⁴ + 2

A surface area of 2000m² adapted to your needs, available for rent in Switzerland's largest science and technology park.

www.galilee-2sa.ch



HOME

Welcome to the Y-Parc complex, the largest science and technology park in Switzerland, situated in Yverdon-les-Bains.

With its strategic position at the crossroads of communication channels, the Yverdon-les-Bains Science and Technology parc offers you a significant advantage in terms of access to transport links.

At the heart of the largest science/technology park in Switzerland. We provide technology companies with offices and help you create the optimal working environment, one which is conducive to the development of your business.

What is more, prestigious universities (HEIG-VD school of business and engineering CETT centre for Engineering and Technology Transfer) have been based here for several years and have helped to establish the reputation of the parc.

We are constructing a new building, with a surface area of 4850 m², available for you to rent. 2850 m² have already been reserved. 2000 m² are at your disposal, and can be converted according to your needs.





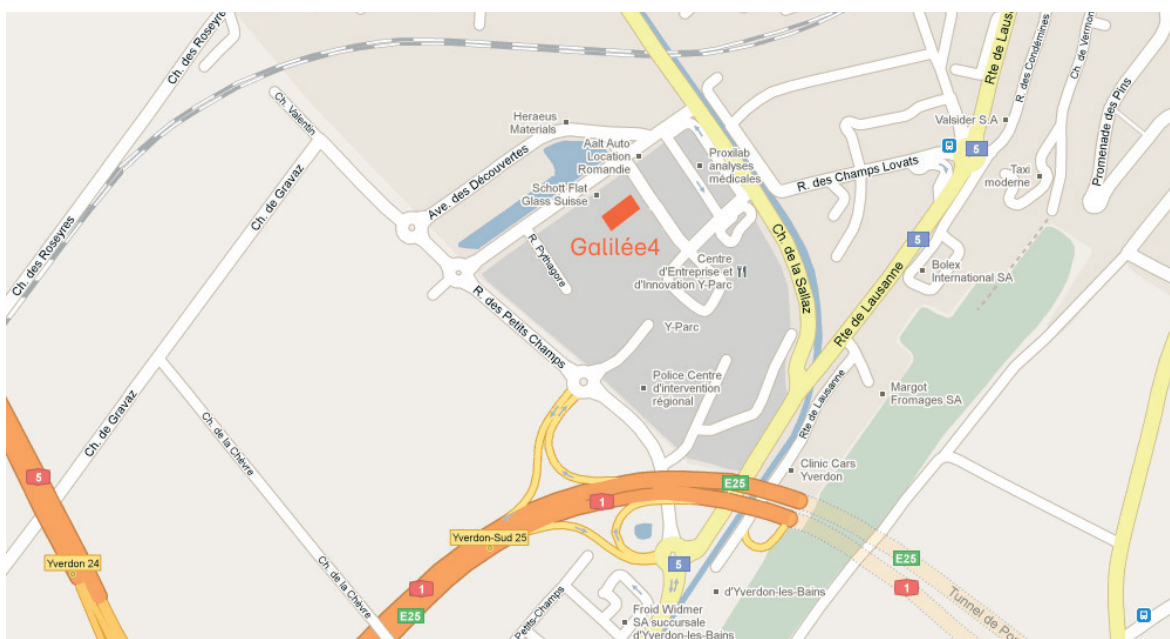
THE Y-PARC SITE

The Science and Technology Parc is situated on the SOUTHERN outskirts of Yverdon-les-Bains, 2 minutes from the A1 and A5 motorways. The site is well-served by an urban transport network operating from the town of Yverdon-les-Bains.

The site is located 25 minutes away from the EPFL technology institute in Lausanne; 1 hour from Geneva airport; 2 hours from Zurich and Basel; 20 minutes from Vallorbe train station (TGV link to Paris: 3 hours); 240 km from Lyon and 500 km from Frankfurt and Munich.

With the Galilée 2 building, we have been in the park for more than 12 years. Our tenants occupy more than 10,000 m² in this building. We therefore have extensive experience in property and industry, which we are delighted to share with you.

The new Galilée 4 building has 4 storeys; 3000 m² are available and can be converted according to your needs.



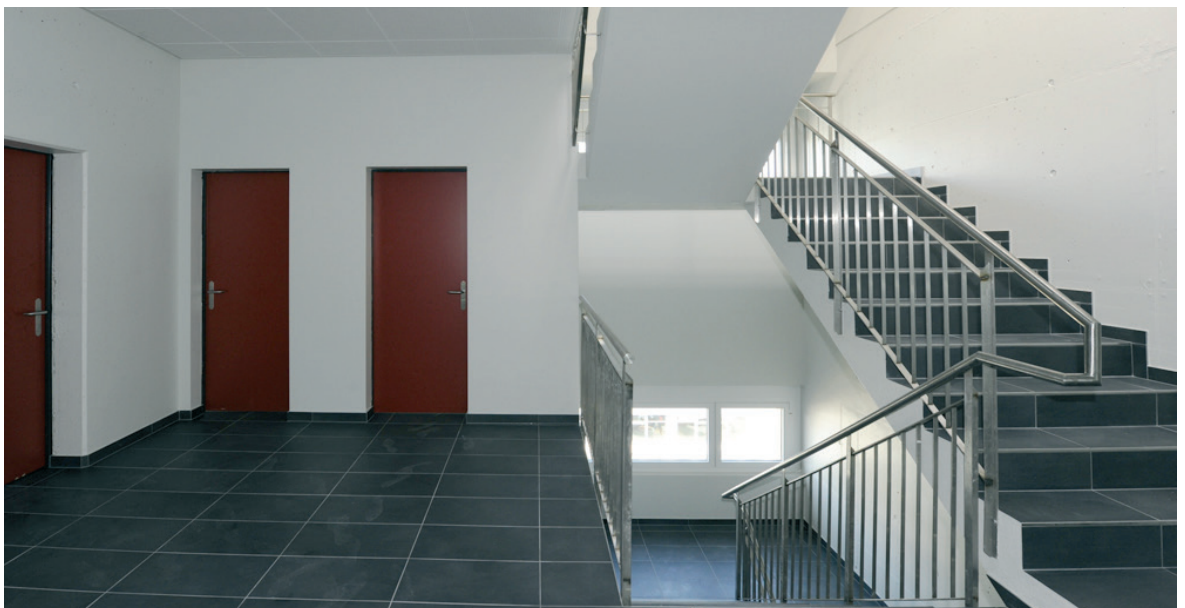
GALILÉE 4 BUILDING

This building has been designed by the Philippe Gilliéron architecture practice. The Galilée 4 building was primarily designed to meet the requirements of the SCHOTT Suisse SA group, Yverdon, to allow for the expansion of its activities and future developments. The building features a rational, flexible and functional design arising from our experience. Spaces are distributed over 4 levels according to the description below. In the future, the building could be extended by 2500 m².



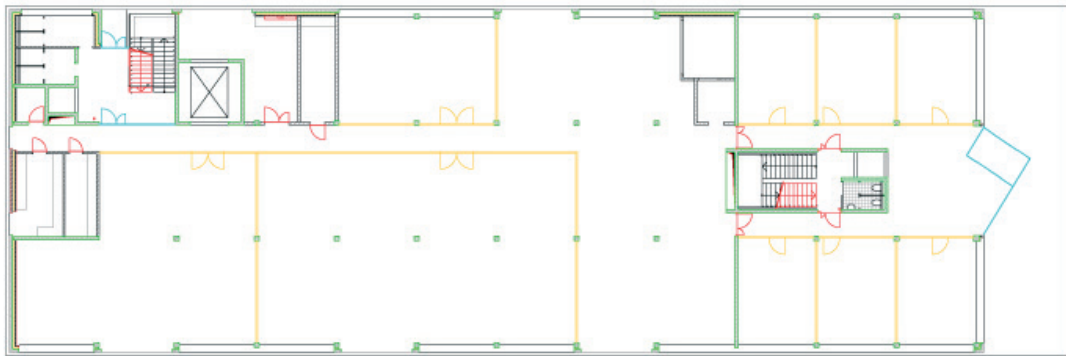
GENERAL INFORMATION

	Surface Area	Height	Weight allowance
Ground Floor	1100m ² reserved		
Workshop	775 m ²	4.50 m	1000 kg / m ²
Office	205 m ²	3.30 m	300 kg / m ²
Service areas	265 m ²	4.50 m	300 kg / m ²
Total	1245 m²		
1st floor			
Workshop	800 m ²	3.70 m	700 kg / m ²
Office	345 m ²	3.30 m	300 kg / m ²
Service areas	245 m ²	3.70 m	300 kg / m ²
Total	1390 m²		
2nd floor	1000m ² reserved		
Workshop	800 m ²	3.70 m	700 kg / m ²
Office	345 m ²	3.30 m	300 kg / m ²
Service areas	245 m ²	3.70 m	300 kg / m ²
Total	1390 m²		
3rd floor			
Office, laboratoire	800 m ²	3.20 m	400 kg / m ²
Office	345 m ²	3.20 m	300 kg / m ²
Service areas	245 m ²	3.20 m	300 kg / m ²
Total	1390 m²		



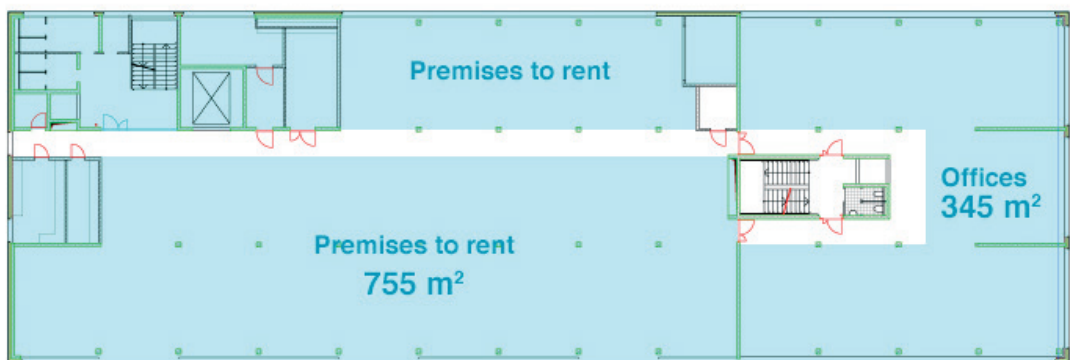


PLANS



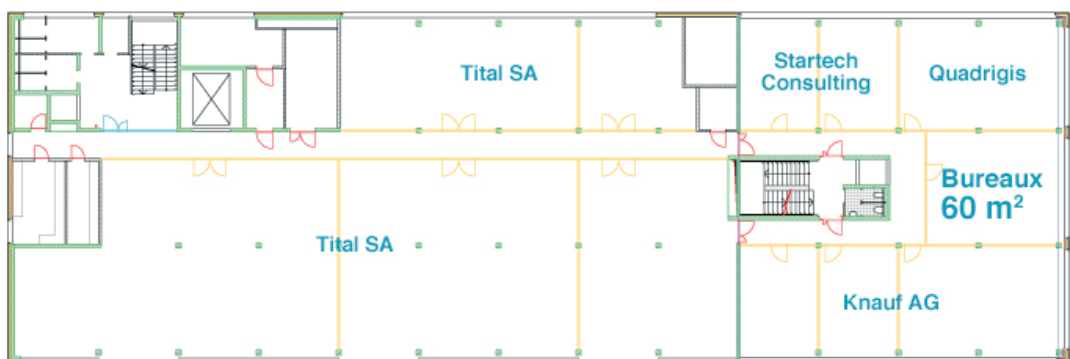
No space available

Ground Floor



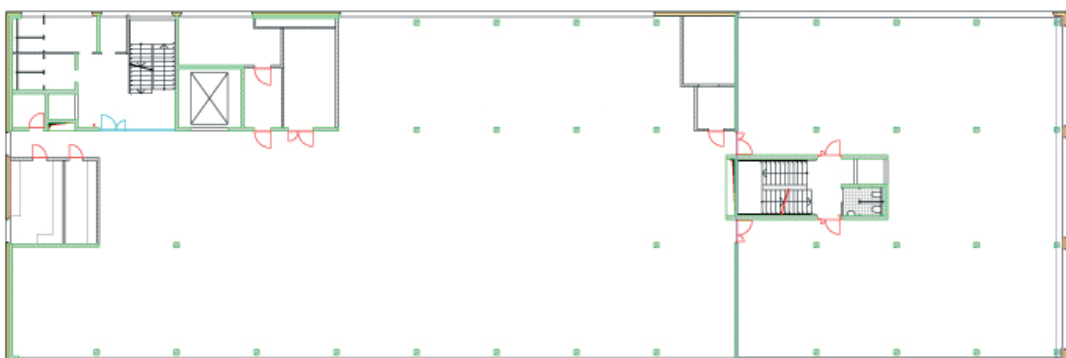
Space available

1st Floor



No space available

2nd Floor



No space available

3rd Floor

TECHNICAL SPECIFICATIONS

Access

Entrance, reception area

Stairwell

8-person lift, weight limit 630 kg. Dimensions: 1.1m x 1.4m height 2.3 m

Workshops and laboratories

Shared goods lift, maximum weight 4000 kg

Dimensions: width 2.2m depth 3.2m height 2.5m

8-person lift, weight limit 630 kg, cabin 1.1m x 1.4m height 2.3 m

Stairwell (roof access for maintenance of technical facilities)

5 ground-floor doors: width 3 m height 4 m

3 1st and 2nd floor doors: width 2.8 m height 3.2 m

Facilities

Materials

Epoxy resin carpeted or tiled floors

Acoustic ceilings

Exposed concrete pillars

Office partitions

Removable partitions that are easily disassembled

Possibility of fitting office partitions every 5 metres

Electrical installations

Cable trunking around perimeter of the building

Cable tray in the central corridor

Electrical room and distribution board

IT room

Fire detection system

Heating facilities

Heating by radiators with energy meters

Sanitation facilities

Wastewater drainage system using cesspit and oil separator.

Connection possible for cold and hot water and compressed air (max 6 bars)

Solar protection

Motorized strip shutters

Possibility of installing further indoor blinds

Security

Caretaker's apartment in the Galilée 2 building
Surveillance and daily inspection of buildings
2.2 m-high fence
Buildings accessed by automatic gates

Technical facilities available according to CFC 3 activities

Main fittings on the roof and individual supply on every floor

Ventilation systems

Complete air replacement between 2 and 6 times per hour

Clean room

Air-conditioning systems

Chilled beams or cassette air conditioning units

Chilled water system

Temperature – 10°C

Compressed air

Pressure – 6 bars

Vacuum

Industrial city gas

Electrical installations

Distribution box on every floor
Cable trays and cable trucking

IT network

Local server on every floor

Access control

Facilities adjustable according to level of security desired.

Miscellaneous

Guest toilet facilities
Conference rooms
Cafeteria
Cloakrooms
Showers
Sick bay (in the Galilée 2 building)

Parking facilities

Car parking spaces for hire at 60 Swiss Francs / month, subject to availability
Bike and motorbike parking.
Visitor and delivery vehicle parking.

Rental price:

Rental price available on request depending on facilities and surface area desired.
Commercial lease for 10 years (5 years)

GALILÉE 2 BUILDING



SPACE AVAILABLE

3rd floor



TENANTS IN GALILÉE 2 SA

- SCHOTT Suisse SA Yverdon
- SCHOTT Flat Glass
- Tital SA
- Advanced Machines
- Axis Conseils
- Knauf AG
- Quadrigis SA
- InnoPark Suisse SA
- StarTech Consulting
- SX3
- Sekoya Formacoach

CONTACT

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