

Pays Haut Languedoc et Vignobles

SETTING UP  
IN THE  
SOUTH OF FRANCE



Pays Haut Languedoc  
et Vignobles



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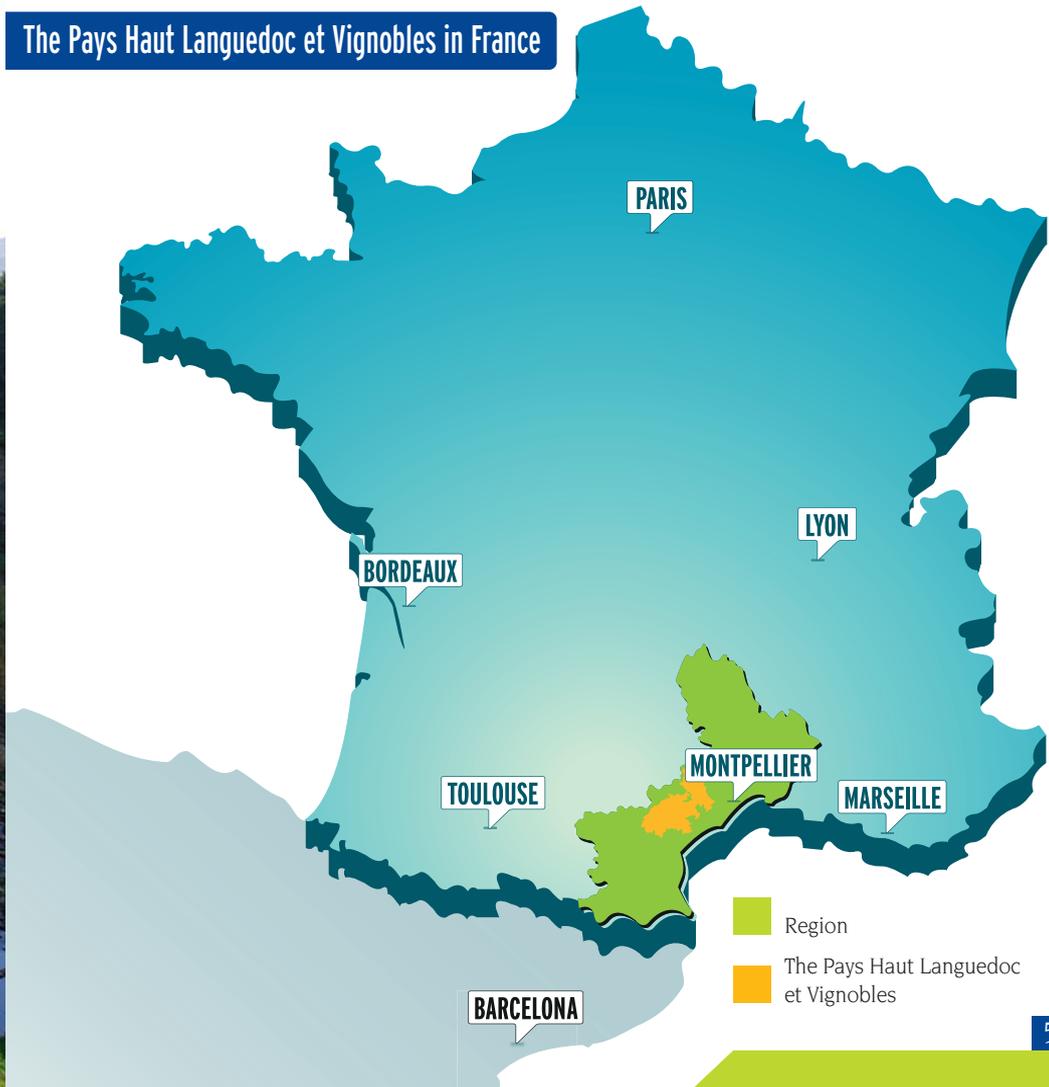
# The area

The *Pays Haut Languedoc et Vignobles* is situated in the south of France, near the Mediterranean coast in the Languedoc Roussillon region. The *Pays Haut Languedoc et Vignobles* represents a community of 70,000 inhabitants and approximately 3500 companies. With the largest city, Montpellier, easily accessible by car in 30 minutes, the *Pays Haut Languedoc et Vignobles* is an ideal destination for your business project.

The area attracts business due to its strategically central and accessible location and the quality lifestyle offered by this culturally and physically rich region.



## The Pays Haut Languedoc et Vignobles in France



# Accessibility

The *Pays Haut Languedoc et Vignobles* is well positioned to conduct business easily with the rest of France and Europe. Numerous road, rail, air and sea transport options are available.

The TGV Perpignan-Lille line is a high-speed train taking you to Paris in just over 3 hours. It passes by Narbonne, Béziers, Sète, Montpellier, Valence, Lyon, Paris and Lille.

The A9 and A7 motorways link the region to Barcelona in the South and Paris in the North and the A75 motorway runs directly north between Béziers and Clermont-Ferrand.

The Port of Sète processes over 1000 commercial vessels per year and is accessible 356 days a year and 24 hours a day. It is located 8km from a 4-lane motorway, allowing for fast delivery times.



## Transport connections

### AIR

- **Béziers airport**

Servicing: London, Bristol, Stockholm, Dusseldorf, Billund (Denmark)

- **Montpellier airport**

Servicing: Paris, Nantes, Lyon, Brussels, London, Frankfurt, Amsterdam, Madrid

- **Carcassonne airport**

Servicing: London, Liverpool, Nottingham

- **Perpignan airport**

Servicing: Paris, London, Birmingham, Southampton

- **Toulouse airport**

Servicing: An extensive network within France as well as European destinations including Paris, London, Geneva, Madrid, Rome, Amsterdam, Bristol, Brussels, Dublin, Frankfurt, Munich, Stuttgart, Hamburg, Lisbon

### ROAD

- The A9 /A7 (linking Barcelona to the rest of Spain to Paris and the North)
- The A75 (linking Béziers to Clermont Ferrand)

### RAIL

- Access to the high speed train network via Narbonne, Béziers, Sète and Montpellier

### SEA

Sète port and a number of other regional ports



# A place to live and work

The *Pays Haut Languedoc et Vignobles* is a real mosaic of landscapes: mountains, winding valleys and vineyards. These natural assets are also a major source of economic growth for the area.

In the heart of the dynamic and lively villages, the local culture combines with an exceptional quality of life and superb climate.

Keeping with the festive traditions of the *Fêtes du Midi*, numerous cultural events are an illustration of the rural tradition of conviviality, celebrating and sharing. The area's cultural heritage, such as the open air markets (*les marchés de plein vent*), also creates opportunities for meeting others.

In setting up here, you can benefit from the area's well developed services such as schools, childcare, and health facilities.





# Support services to help you set up your business

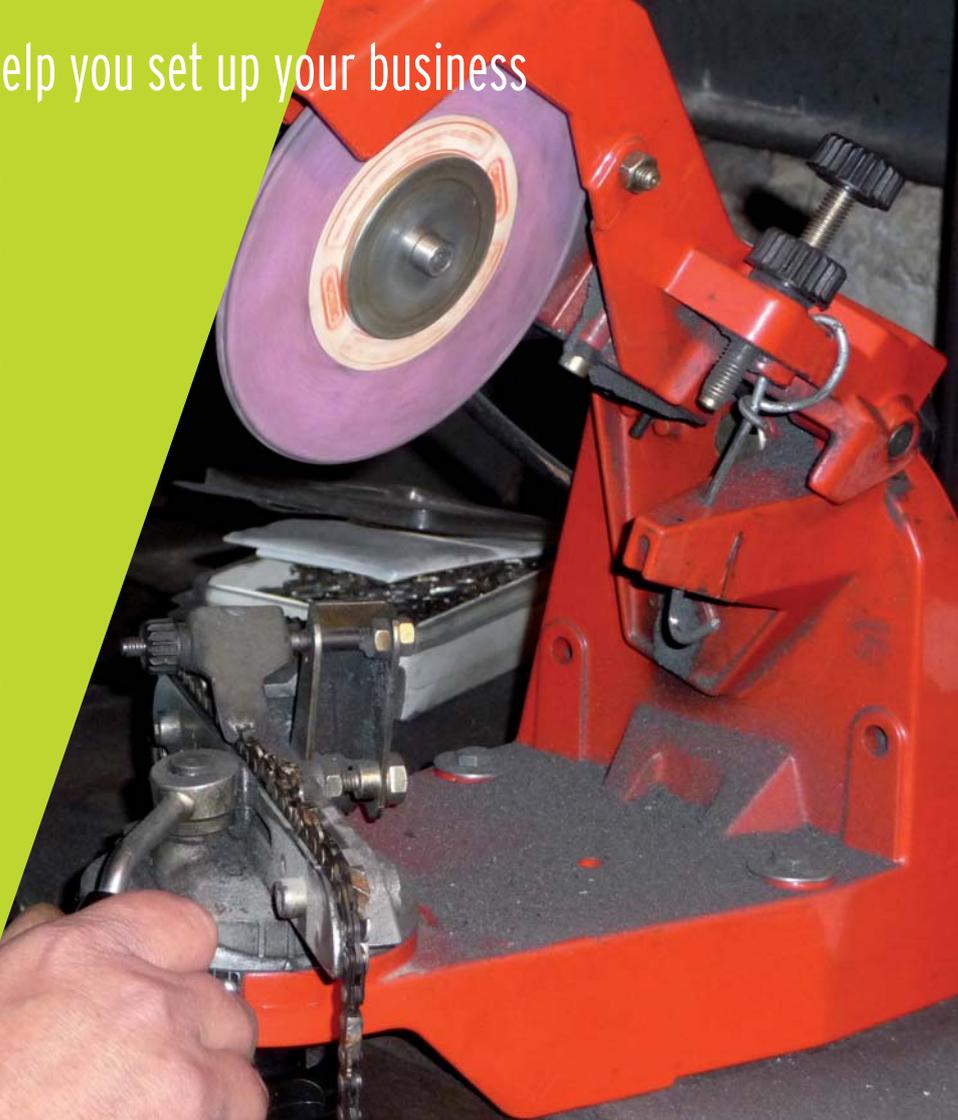
The *Pays Haut Languedoc et Vignobles* supports new businesses by providing access to the right people to help your projects take off. Within the local government, *La Mission Économie* works to support the economic development of the area and does this in collaboration with many other local institutions.

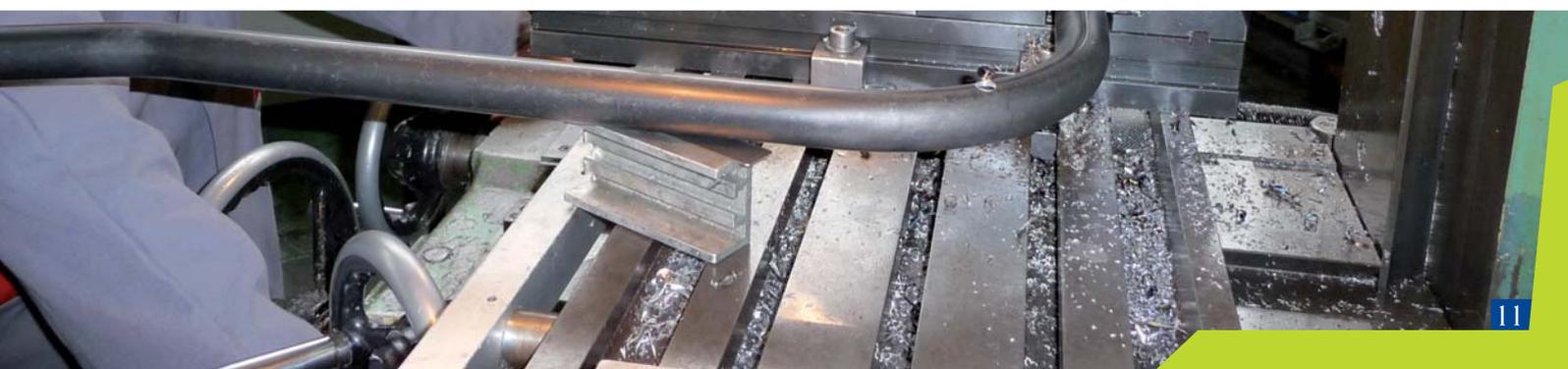
**Our team will help you with all aspects of setting up your business:**

- Property and site selection
- Recruitment
- Applying for grant aid
- Linking you into the local network
- Helping you, your family and colleagues settle in

*La Mission Économie* also organises meetings to allow directors to stay informed and exchange ideas with other professionals. *Le club des chefs d'entreprise* has also been set up to allow business owners to meet and exchange ideas around their shared experiences.

Arriving into the community of *Pays Haut Languedoc et Vignobles*, you will receive welcome and tailored support that sets us apart from bigger city locations.





# Financial advantages and incentives

One of the services we offer is to help you access financing where possible. The *Pays Haut Languedoc et Vignobles* falls under 3 types of zones, all of which benefit from financial assistance.

## ZRR - Zone de revitalisation rurale

95 of our communes fall within this zone where businesses are eligible to certain fiscal and social xonerations.

## AFR - Zones d'Aide à Finalité Régionale

New companies, where eligible, can access between 10 and 15% of their capital investment in grant aid.

## PAT - La prime d'aménagement du territoire

The PAT is designed to directly aid with an individual company's investment as per the following three objectives:

- Supporting major projects of national interest
- Supporting medium size industrial projects and projects of research and development
- Encouraging development in certain geographical zones

Local incentives also include the ASTRE, which supports regional SMEs in their development and offers performance bonuses up to the amount of 5000 euros per job created.

## Research and Development

For those companies involved in research and development, there are also a number of other grant schemes in place including the ADI (*Aide au développement et à l'innovation*) which provides finance for research projects, business development and employment creation.

## Loans and Guarantees

A range of loan options are available including micro credit, PPD loans (which help finance the growth of SMEs) and some interest free loans. A number of guarantees also exist.



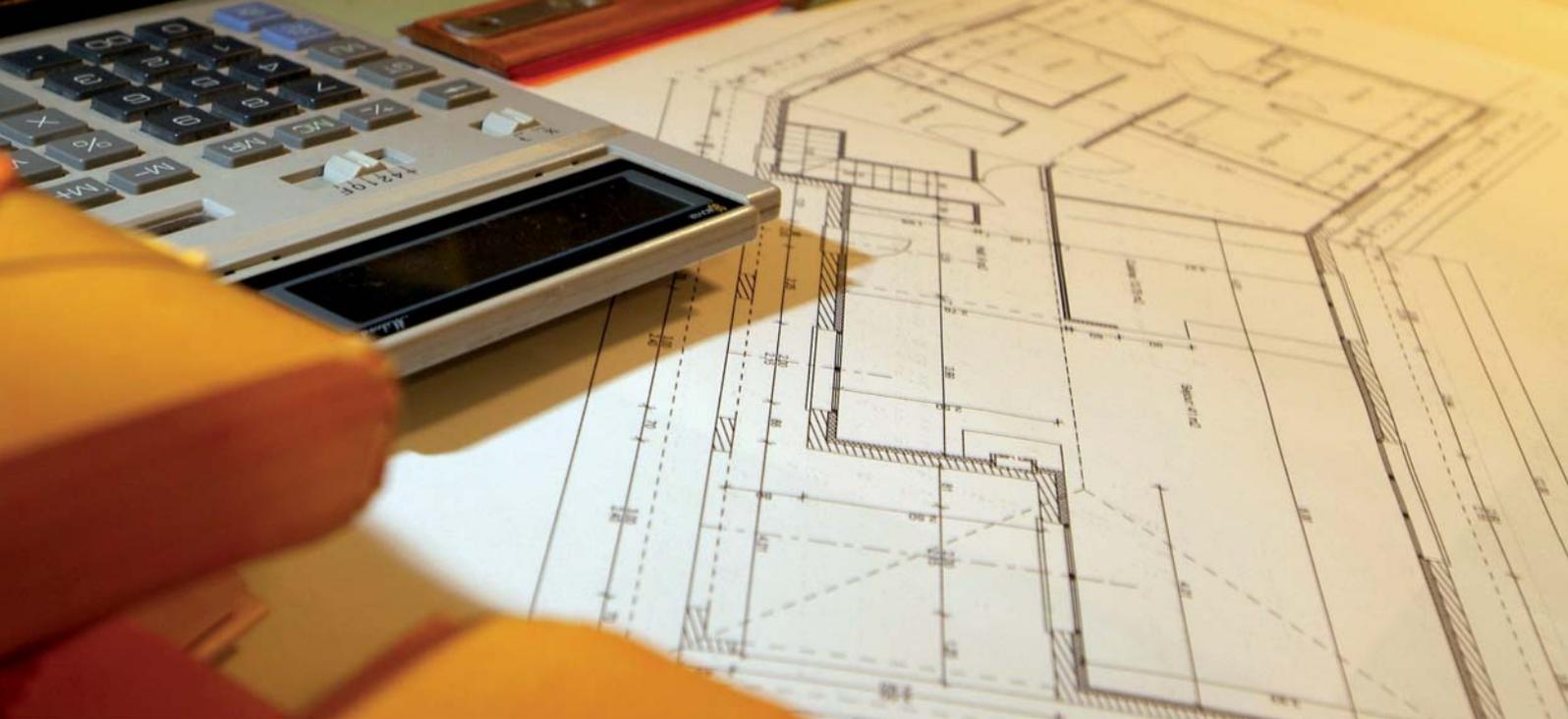


# Property & Land

There is an extensive land and property offering in the *Pays Haut Languedoc et Vignobles* and one of our services is to help you filter what is on offer according to your specific criteria.

There are a number of industrial zones in the area and these are detailed on the following pages.





# Industrial Zones



## PARC RÉGIONAL D'ACTIVITÉS ÉCONOMIQUES DE BÉDARIEUX: ARISTIDE CAVAILLÉ-COL

### AREA

Total area: 8 ha

Available area: 8 ha

Proposed plot sizes: Between 1900 et 3800 m<sup>2</sup>

Future expansion project: Yes, to the west

### ACCESS

Distance from Montpellier: Approximately 70 km

Road: 30 km to the A9 motorway

Rail: Bédarieux station

Airport: 40 km to Béziers / Vias airport

Public transport: Bus service to the zone

### SERVICES ON THE ZONE AND WITHIN IMMEDIATE PROXIMITY

Restaurants, hotels: approximately 2km away

Business services: no

Collective management of the zone: no

### COMPANIES PRESENT IN THE ZONE

none as this is a new zone

## ZAE PUISSEGUIER : LA ROUQUETTE II

### AREA

Total area: 38,082 m<sup>2</sup>

Available area: 38,082 m<sup>2</sup>

Proposed plot sizes: Between 1005 and 6468 m<sup>2</sup>

Future expansion project: Not at present

### ACCESS

Distance from Montpellier: 85 km

Road: 13km to the A9 motorway

Rail: 16 km to the Béziers high speed link

Airport: 30km to Béziers/Vias airport

Public transport: Bus service to the zone

### SERVICES ON THE ZONE AND WITHIN IMMEDIATE PROXIMITY

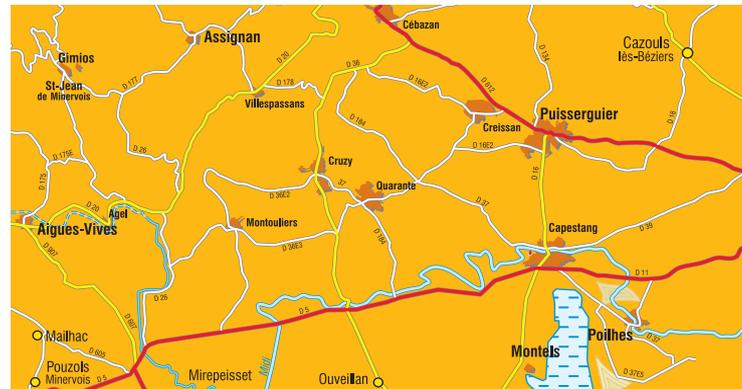
Restaurants, hotels: Approximately 1 km away

Business services: No

Collective management of the zone: No

### COMPANIES PRESENT IN THE ZONE

None as this is a new zone



## ZAE OLONZAC : FONTAIGOUS

### AREA

Total area: 4.5 ha

Available area:

Proposed plot sizes: to be defined

Future expansion project: yes, in 2015

### ACCESS

Distance from Montpellier: 111 km

Road: 10 km to the A9 motorway

Rail: 25 km to the high-speed connection at Narbonne

Airport: 5 km to Béziers airport

Public transport:

### SERVICES ON THE ZONE AND WITHIN IMMEDIATE PROXIMITY

Restaurants, hotels: yes, 1 km away

Business services: no

Collective management of the zone: no

### COMPANIES PRESENT IN THE ZONE



## ZAE ROUJAN : LES QUATRES CHEMINS - AVENUE DE PEZENAS

### AREA

Total area: 15,000 m<sup>2</sup>

Available area: 8,922 m<sup>2</sup>

Proposed plot sizes: between 765 and 1115 m<sup>2</sup>

Future expansion project: no

### ACCESS

Distance from Montpellier: 68 km

Road: 15 km to the A9 motorway

Rail: 25 km to the Béziers high speed link

Airport: 25 km to Béziers / Vias airport

Public transport: bus service to the zone

### SERVICES ON THE ZONE AND WITHIN IMMEDIATE PROXIMITY

Restaurants, hotels: pizzeria le San Francisco, Restaurant Le Petit Pêché, Presse gourmande

Business services: no

Collective management of the zone: no

### COMPANIES PRESENT IN THE ZONE

Numerous commercial outlets around the Super U supermarket complex. The zone also houses certain residential property and services such as a medical centre, leisure centre and post office.



Pays Haut Languedoc et Vignobles  
1, rue de la Voie ferrée - 34360 Saint-Chinian  
contact@payshlv.com - www.payshlv.com - www.haut-languedoc-vignobles.com

