Built after the Second World War (Architect P-M. Lefebvre), the Wine Storage Cellar is an emblem of the outcome of a streamlining approach to bulk wine storage, reflecting the importance of the City of Rouen in wine trading. It remains the largest Wine Storage Cellar to have been built in Europe. The building is an architectural showcase that the Port of Rouen would like to see preserved in the industrial landscape of the Saint-Gervais esplanade. Its exceptional interior and the quality of its facades give it remarkable potential. The Wine Storage Cellar has yet to be allocated its rightful place in the changes occurring as part of the urban regeneration in progress, resulting in the organization of major events (Saint Romain Fair, Concerts in the Region, Armada, etc.), and the presence in a relatively close area of leisure activities (Hangar 23 dedicated until recently to artistic / cultural programme, maritime museum, Kindarena, the Docks 76 shopping center). The site has direct access to the re-developed quays of the right bank, as well as to the major transport infrastructure (including urban transport).

**Programme / planned future uses:** Every type of allocation is possible to the extent that the constraints affecting the building (its main architectural characteristics are to be kept) are respected.

**Type of transfer of rights proposed:** Assignment of building. Authorization for Temporary Occupation with rights in rem on the site.

**Plot area:** 1,957 m²

**Global Floor Area:** unknown [≈ 8,000 m² of development potential in case of a change of the internal structure of the building (5 levels including 1 basement, each ≈1600 m²)]

**Built-up density:** 4

**Owner:** The Rouen Port Authority (GPMR)

**Existing buildings:** former wine Storage Cellar (see description)
**Current occupations**: free of occupation - the functional features of the building have been preserved since the end of the activity.

**Environmental location**: the Wine Storage Cellar occupies quayage historically devoted to industrial and port activities. The space is essentially mineral in structure, close to port activities.

**Urban context**: Building located on the Esplanade Saint-Gervais whose urban rehabilitation has begun, resulting in the organization of major events (Saint Romain Fair, Concerts in the Region, ARMADA, etc.), and the presence in a relatively close area of leisure activities (Hangar 23 dedicated until recently to artistic / cultural programme, maritime museum, Kindarena, the DOCKS 76 shopping centre, Tide gauge section). The site has direct access to re-developed quays of the right bank, as well as to the major transport infrastructure (including urban transport).

**Quality of transport networks**: near the A150 motorway, Flaubert bridge for access to the A13 motorway, TEOR public transport on separate lanes (10 minutes from the historic city centre of Rouen)

**Regulations**: local town plan (PLU) of Rouen. Zone: Urban Commercial area (UCa) for industrial and port activities.

**Ceiling height**: 13.40m to the parapet

**Protection / public utility easements**: heritage building referenced in the local town plan (PLU), 500m from the tidal gauge on the Boulevard Emile Duchemin.

**Specific constraints**: Preservation of existing buildings, average or damaged state of some structures, specific functional organization in relation to its primary use, taking account of major events on the Esplanade Saint-Gervais monopolizing the areas adjacent to the Wine Storage Cellar.