

AN INVESTMENT OFFER

BRZEŻNO NEAR CZARNKÓW, WIELKOPOLSKIE VOIVODESHIP



service activity ground

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BASIC DATA

LOCATION:

Brzeźno, Czarneków District, Wielkopolska, Poland
Parcel No. 86/18

AREA:

21.352 m²

BUILDING DEVELOPMENT CONDITIONS:

(the most important records of the development plan):

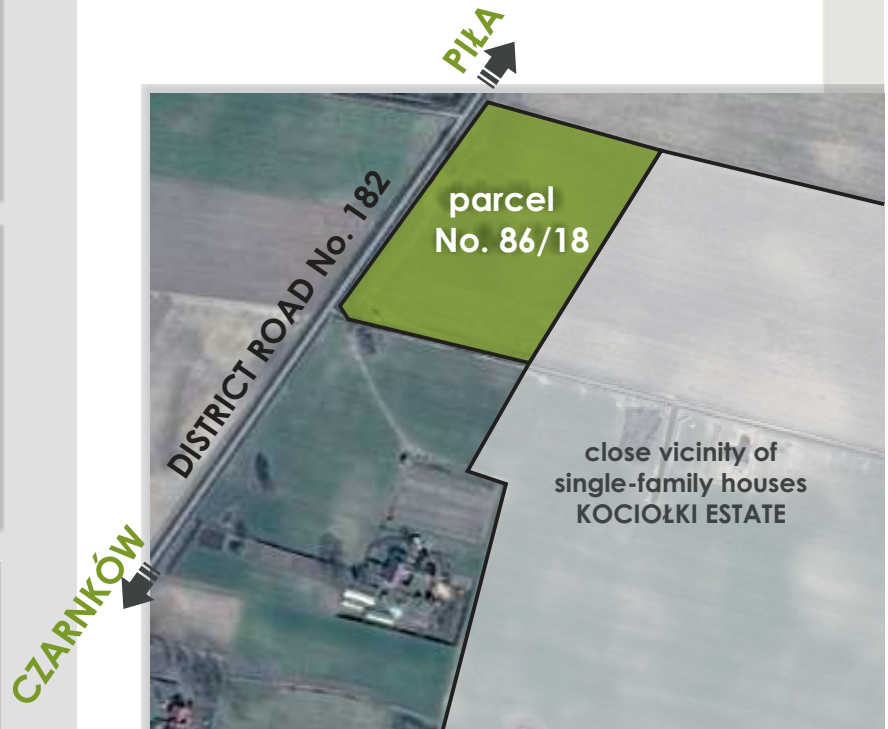
- accepting location of ventures having a considerable influence on the environment, except windmills;
- accepting location of the service, garage, storage, storage-garage and porter's lodge buildings;
- accepting small architecture buildings, technical infrastructure, transformer stations, sewage pumping units;
- accepting construction of the access roads, shared zones, manoeuvring squares;
- building height:
 - service building: no more than 10 m;
 - garage building, storage building, storage-garage building, porter's lodge buildings: no more than 6,5 m;
- amount of floors above the ground:
 - service building: up to 2;
 - garage building, storage building, storage-garage building, porter's lodge buildings: 1;
- roof geometry: flat roofs, symmetrical gable roofs, multi hipped roof,
- roof area inclination: up to 30 degrees;



LOCATION ADVANTAGES

- **good transport infrastructure:**
 - 5 km from Czarneków
 - 25 km from Piła
 - direct access to the 182 regional road
 - two independent exit roads from the district roads
- **close vicinity of single-family houses**
- **access to the basic media**, including:
 - water-pipe network on the parcel
 - power grid (transformer station) nearby
 - telecommunication network in the road belt, close to the plot border
 - earth gas network close to the plot border (individual agreement with the gas provider required)

LOCATION



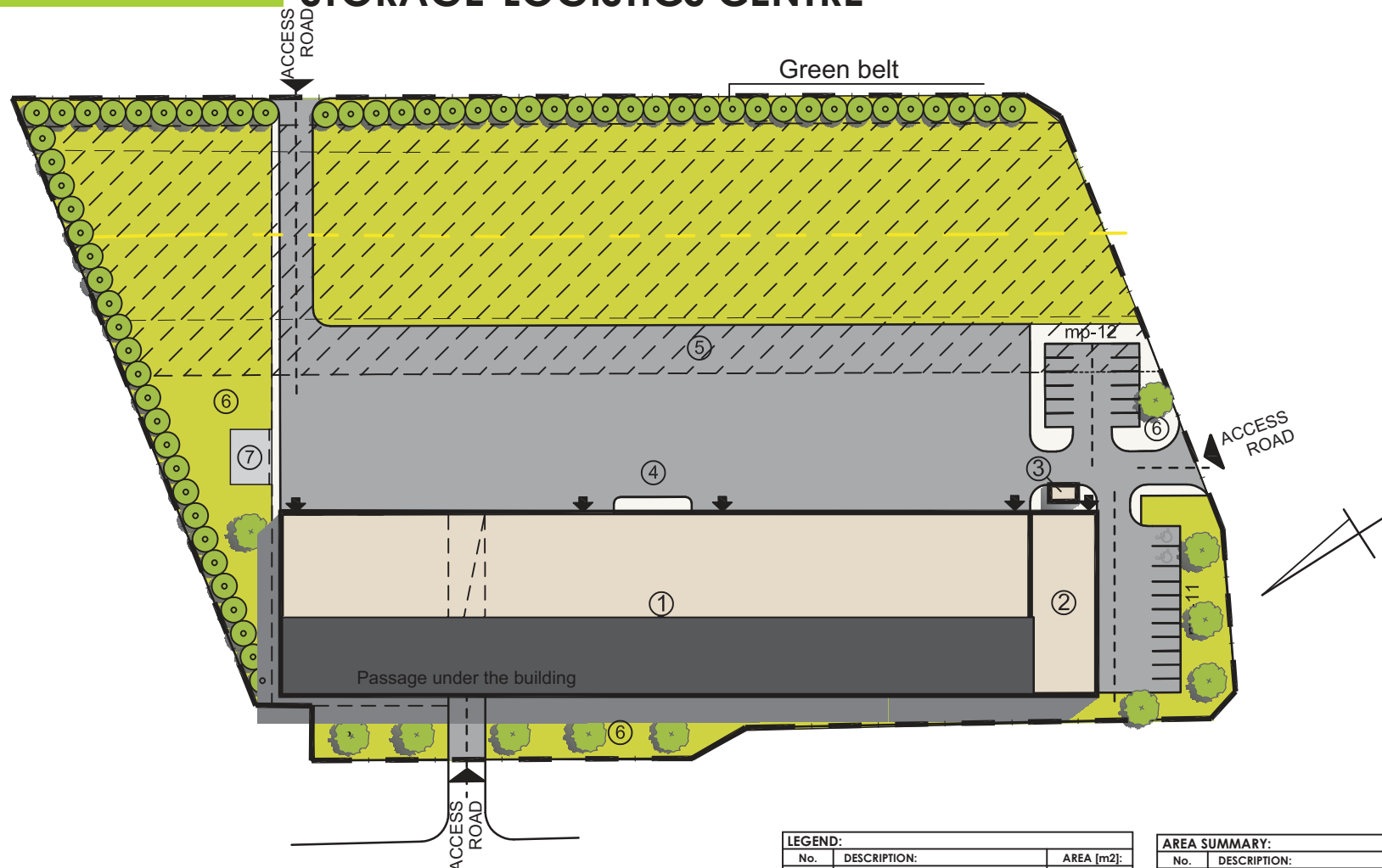
ADDITIONAL ADVANTAGES IMPROVING THE INVESTMENT PERFORMANCE

- **the actual development plan** clearly designates the area for service (Czarnków District Committee Act No. XLIX/423/2014 from September 25th, 2014);
- **the actual geological tests** confirm low level of ground waters and convenient conditions for constructing buildings;
- **convenient flat ground** shape that does not requires additional levelling works – soil valuation class V;
- **required media** on the grounds limits;
- **direct access to the area from the existing roads;**
- **large area** allowing for big ventures and their future development;
- allowing for location of ventures having a considerable influence on the environment (except windmills);
- the area excluded from any natural environment protection e.g. NATURA 2000.

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DEVELOPMENT EXAMPLE

STORAGE-LOGISTICS CENTRE



This proposition is an example of the optimum management and planning for this area. It is only a proposition of its management, which presents its potential and possibilities.

LEGEND:		
No.	DESCRIPTION:	AREA [m2]:
1	Warehouse	4 358
2	Office building	390
3	Porter's station	15
4	Manoeuvring square	
5	Storage area	
6	Biologically active area	4 358
7	Sewage treatment plant	-

AREA SUMMARY:		
No.	DESCRIPTION:	AREA [m2]:
1	Area	21 352
2	Buildings area	4 763
3	Hardened area	6 057
4	Biologically active area	10 532

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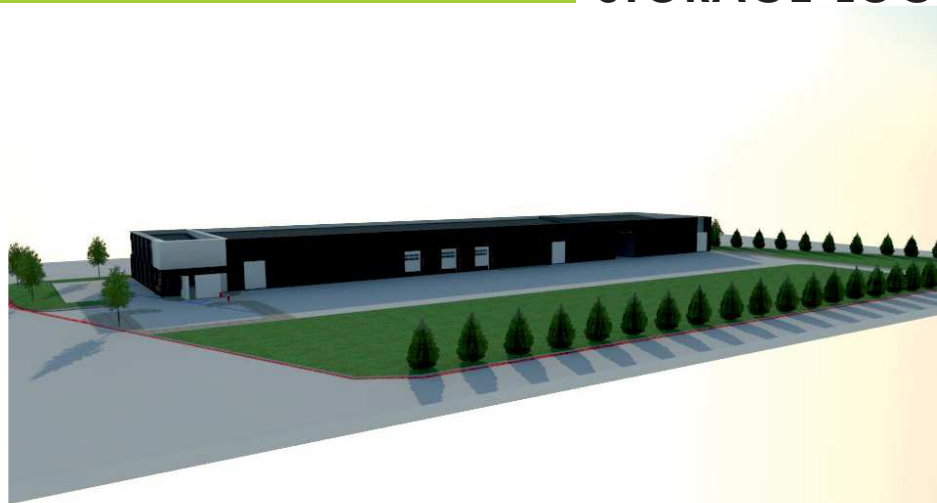


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