

OFFICE & INDUSTRIAL DEVELOPMENT SITE ŁOMIANKI KOLEJOWA STREET

Łomianki 2,540 sqm consists plots nos. 795 and 796.



LOCATION:

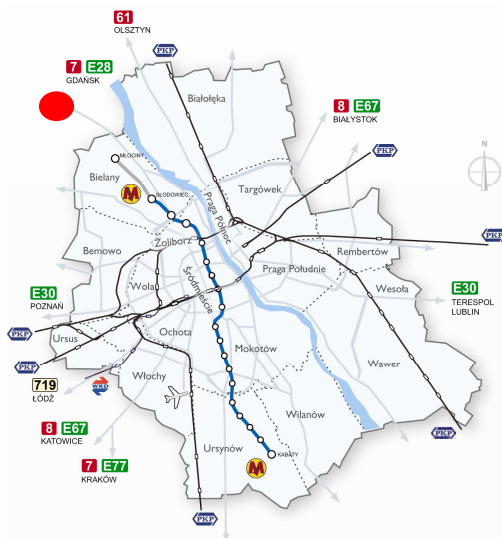
The Property is a 2,540 sqm site located at Kolejowa Street, in Łomianki, 14 km from the Warsaw City Centre and consists of plot nos. 795, 796. Łomianki is a part of Mazowieckie Voivodeship and the Warsaw Agglomeration. The location benefits from the good access to National Road no. 7.

ACCESS:

The property is situated at Kolejowa Street, which is a section of National Road no. 7 running through Gdańsk, Elbląg, Warszawa, Kielce, Kraków to Chyżne border crossing point, at Polish-Slovakian border. As the result the site has a very good access to Warsaw, whose border is just 2 km south of the plot. What is more, there is also a bus line connecting the plot with Młociny Underground Station in Warsaw (bus line no. 701).

INFRASTRUCTURE:

The property has access to all necessary infrastructure : own water intake, cesspool, gas and electricity line.



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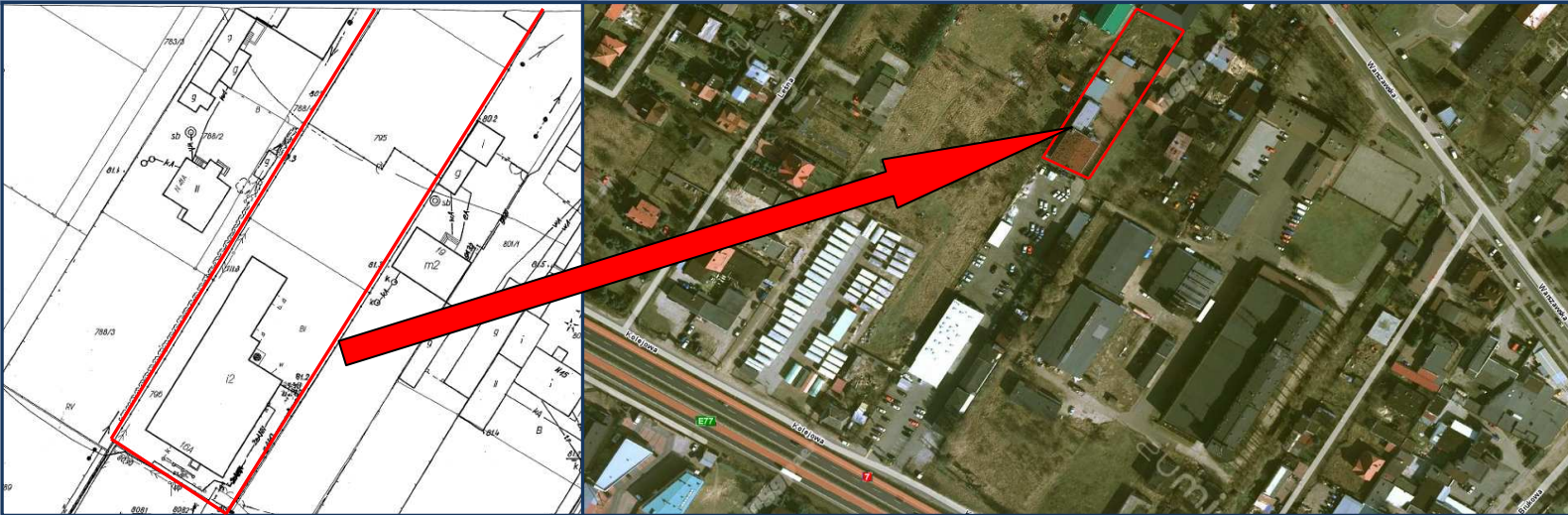
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VICINITY:

Łomianki is a small community with the population of 21,406. It borders on Warsaw (to the south and west), Kampinowski National Park (to the north) and Vistula (to the east). The neighbourhood surrounding the offered property is mixed use nature, with residential, service and warehouse development in the vicinity. In the close proximity of the plot Opel car showroom can be found as well as a small hotel and a gas station. In the further line one can find mainly low density residential buildings and farmstead.

ZONING:

The site does not have the legally binding Local Master Plan ("the MPZP"). The plot has a valid Study of Conditions and Directions of Spatial Development approved by City Council Act no. XLIII/293/2006 issued on 11.07.2006. The Study defines the function of the ground as residential with possible mix use. The site is built-up with a two-storey office and production building with an useable area of 814,2 sqm. The building was built in 1996 and then refurbished in 2001, now it's being used to produce cosmetics. The condition of the building as well as the standard of furnishings of accommodations is very good.

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