



*Achieve
Ambitions*

Investment land

Poland

Brześć Kujawski, Brzezine

February 2021



Brześć Kujawski, Brzezie – 6.8 ha

Location



Location:

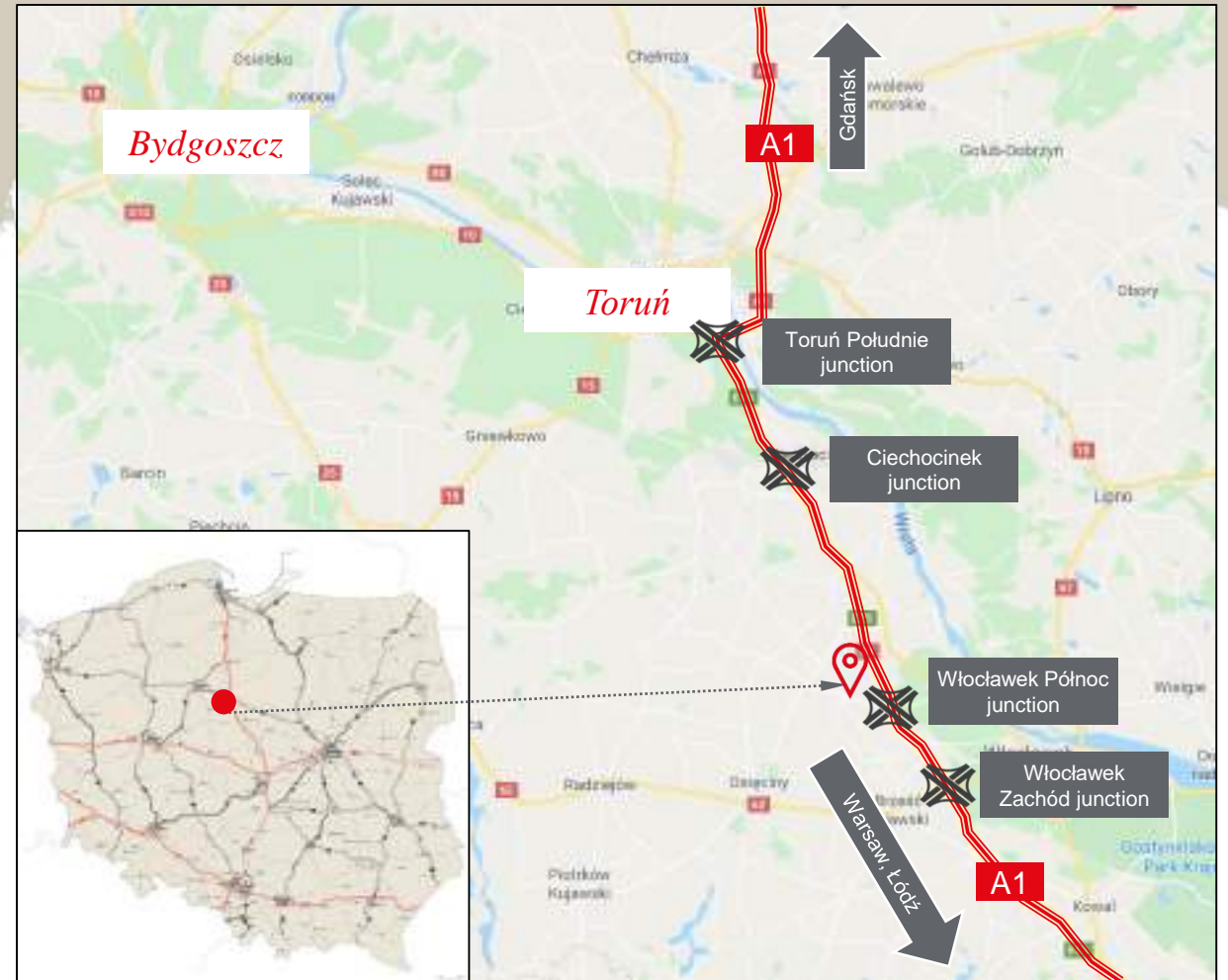
- Voivodeship: kujawsko-pomorskie
- Powiat: włocławski
- Commune: Brześć Kujawski
- District: Brzezie

Distance to:

- A1 highway (Włocławek Północ junction) – 1 km
- Brześć Kujawski – 10 km
- Włocławek – 14 km
- Toruń – 50 km
- Warsaw – 200 km

Total population:

- Brześć Kujawski commune – 11,500 inhabitants
- Włocławek – 112,000 inhabitants



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Communication



Connection and communication system:

- The plot is communicated directly through voivodeship road number 252.
- The site is located only 1 kilometer to Włocławek Północ junction on A1 highway. Good access to highway assures convenient connection to Toruń and Tricity as well as to Warsaw and Łódź.
- The plot is situated in a small distance to Brześć Kujawski and Włocławek. Total number of inhabitants for those two cities is equal to over 120 thousand and unemployment index respectively to 16 and 10 percentage.



Brześć Kujawski, Brzezcie – 6.8 ha

General information



The site is located in Brzezcie district in Brześć Kujawski commune, about 14 kilometers to Włocławek.

The plot adheres to the voivodeship road numer 252. Access to the A1 highway is possible through Włocławek Północ junction, which is located about 1 kilometer to the site.

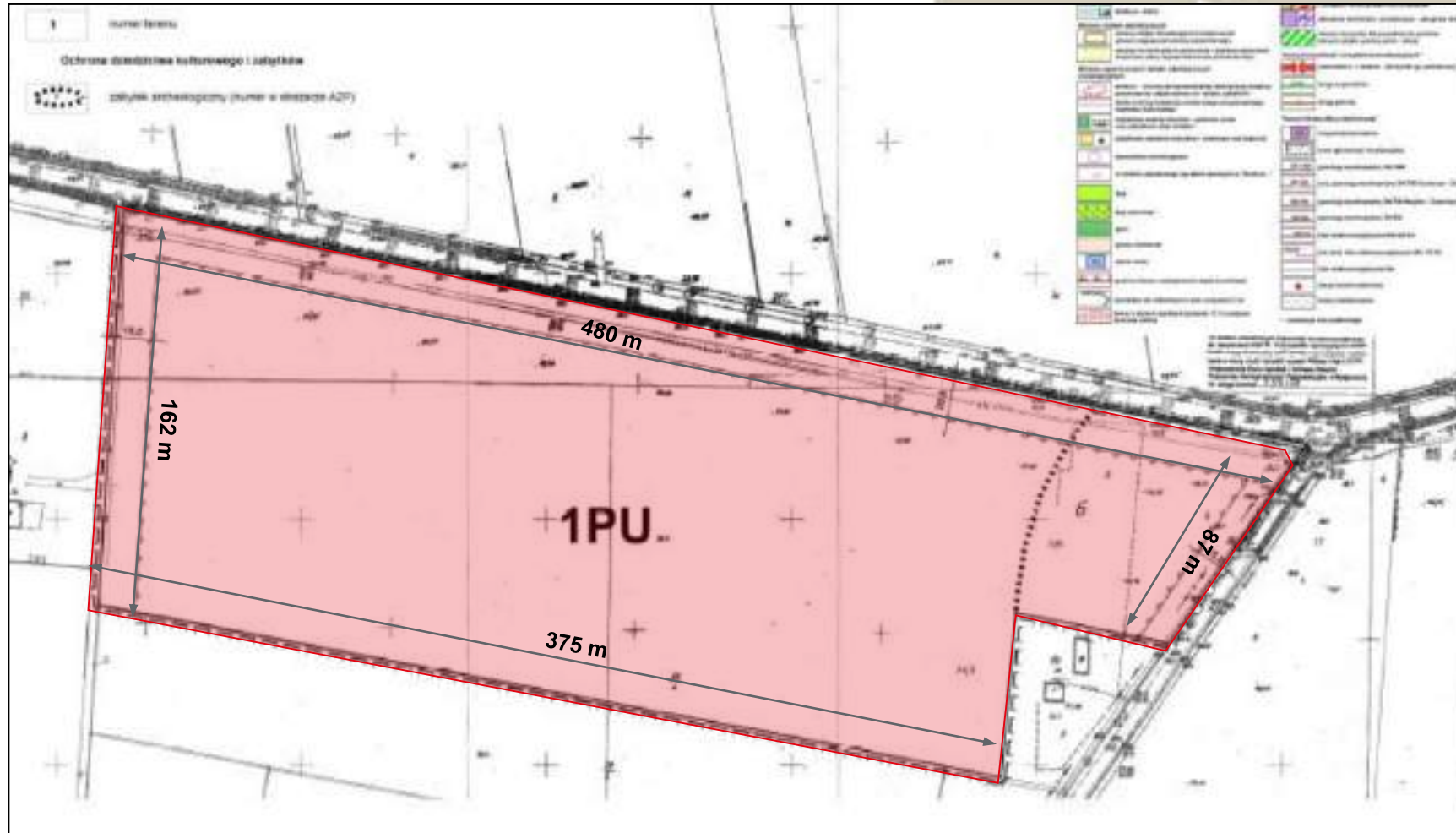
Property particulars:

- Total area: 6.7608 ha
- Number of cadastral plots: 2
- Owner: 1 private owner



Brześć Kujawski, Brzezcie – 6.8 ha

Site dimensions

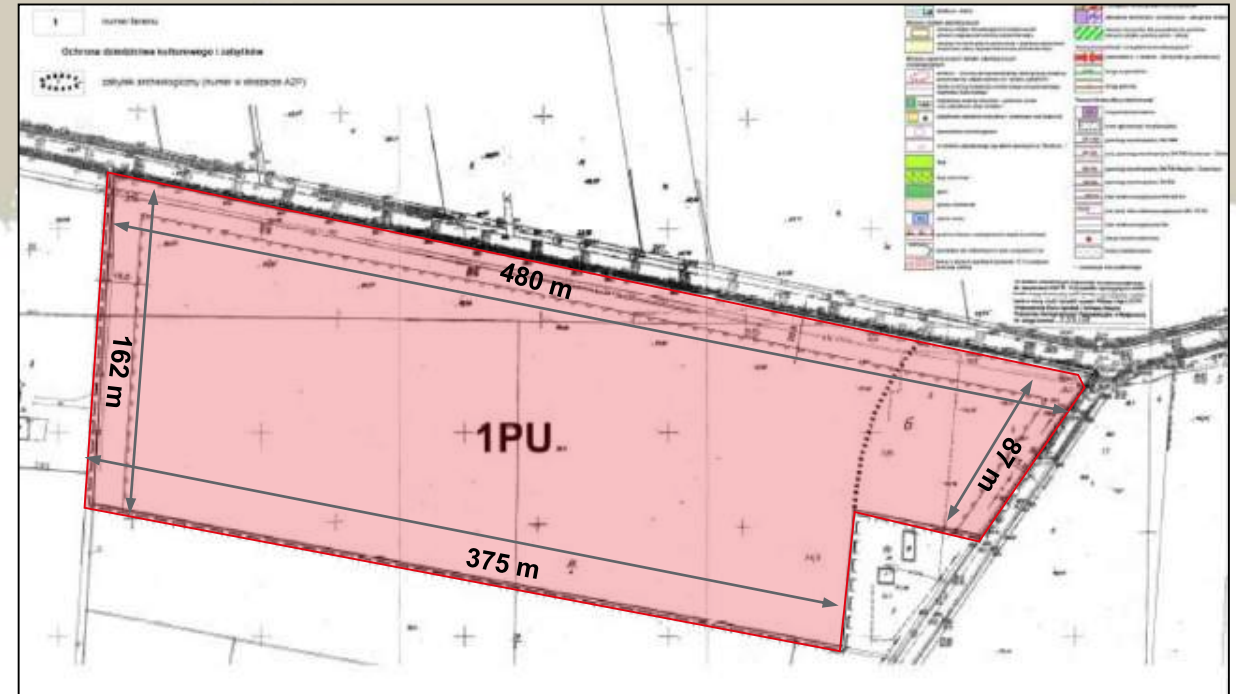


Brześć Kujawski, Brzezcie – 6.8 ha

Zoning – valid master plan

The property is encompassed by master plan. The site is dedicated for services and production. Building indicators:

- **Maximum building coverage:** 50%
- **Minimum green area:** 20%
- **Building intensity (building area divided by land area):** 0.1 – 1.5
- **Maximum building height:** 25 m
- **Parking ratio:** min. 4 spaces for every 10 employees
- **Green isolation needed** from neighboring housing side
- **Public road access** through voivodeship road No. 252 on the north



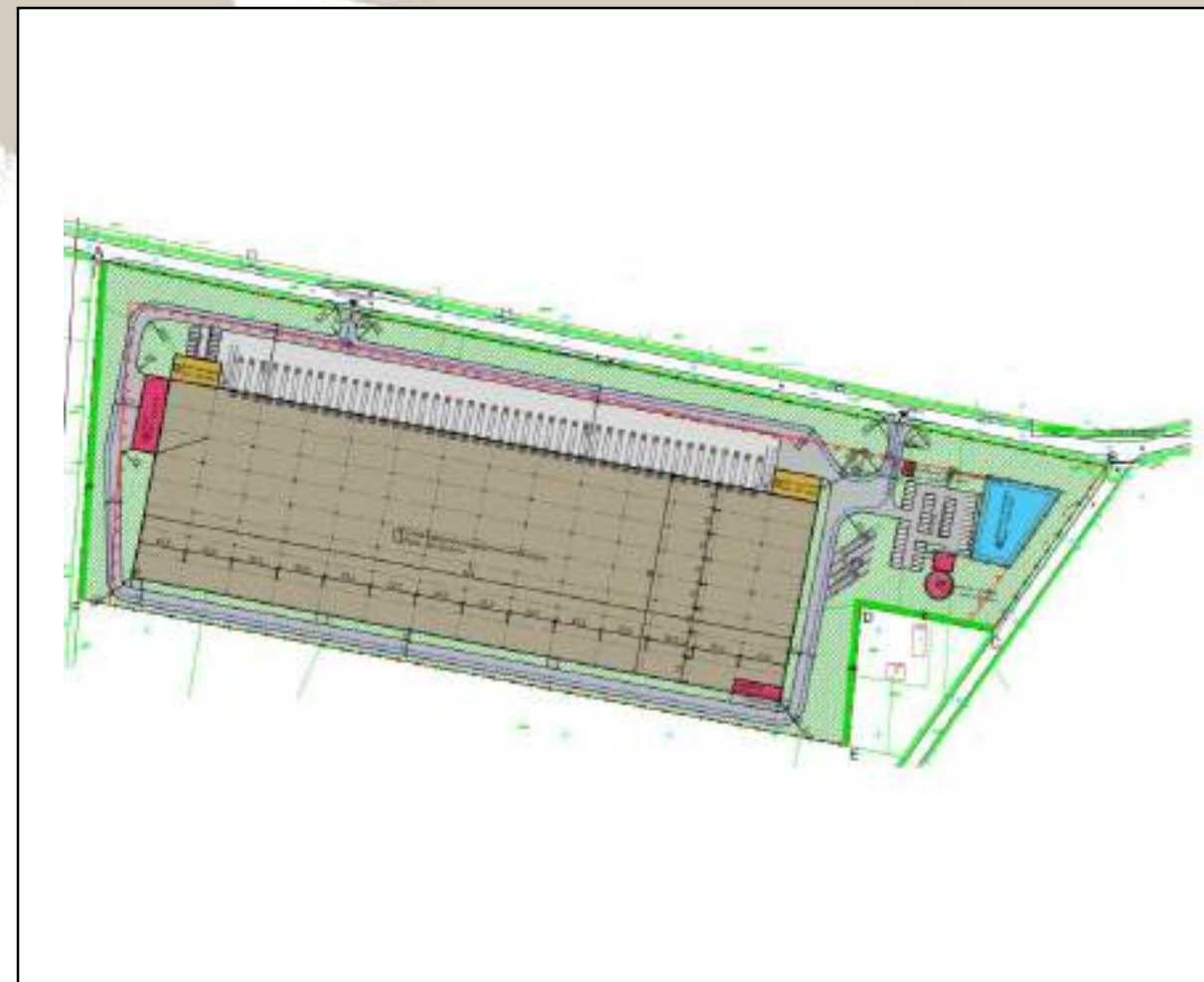
Brześć Kujawski, Brzezcie – 6.8 ha

Environmental decision



Environmental decision has been obtained for the site.
Indicators from environmental decision are as follows:

- **Total area:** 67,608 sqm
- **Building area:** 33,076 sqm
- **Hardened area:** 17,203 sqm
- **Green area:** 17,328 sqm



Brześć Kujawski, Brzezcie – 6.8 ha

Documentation



Technical infrastructure

Technical conditions were already obtained for:

- **Electrical energy (Energa)**
 - Voltage – 15 kV
 - Connected load – 4.9 MW
- **Water and sewage**
 - Wastewater amount – 172.5 [m³/h]

Technical promise was already obtained for:

- **Gas (PSG)**
 - Maximum hourly offtake of gas fuel under normal conditions – 316 [m³/h]

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Infrastructure



- Existing infrastructure:**
- w - Water line
- Planned infrastructure:**
- - e - Electrical energy line
 - - g - Gas line
- Connection points:**
- Electrical energy
 - Gas



Thank you

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