

Specification of the property located in Bydgoszcz Industrial and Technological Park

plot No. 24 area 133

Location	 <p>Bydgoszcz Industrial and Technological Park plot No. 24 area 133 Address: Petersona Street (access from Glinki Street and the national road No. 10) 85-862 Bydgoszcz kujawsko-pomorskie voivodeship</p>
Surface of the property	<p>Available surface:</p> <p>approx. 4,8680 ha</p> <p>Neighbourhood</p> <p>On neighboring properties are located:</p> <ul style="list-style-type: none"> • from the west side, the property borders with railway tracks, which may constitute a railway siding, • from the west side runs a newly built road connecting the area of the Park with the S-10 road
Information about the property	<p>Current Spatial Development Plan:</p> <p>Local Spatial Development Plan „Łęgnowo - Park Technologiczny”</p> <p>The use of the plot in Local Spatial Development Plan:</p> <p>Area of economic activity including production activity and warehouses</p> <p>Characteristic of the plot</p> <p>The plot is a non-built-up area (ruins and buildings to demolish).</p>

Connections	<p>Access is possible from Glinki Street or national road No. 10 (Bydgoszcz's bypass).</p> <p>DISTANCE FROM NATIONAL ROADS:</p> <ul style="list-style-type: none"> • National road No. 10 – approx. 1 km; links Bydgoszcz with Szczecin, Toruń and Warsaw, is the southern bypass of the city - eventually with the status of an expressway, it links with A1 motorway in 'Czerniewice' junction, approx. 45 km east from the borders of BPPT; • National road No. 80 – approx. 3 km, links Bydgoszcz with Toruń; • National road No. 5 – approx. 2 km; links Bydgoszcz with Poznań and Wrocław and indirectly with Gdańsk through A1 motorway, with which it links in 'Nowe Marzy' junction, approx. 50 km north from Bydgoszcz; • National road No. 25 – approx. 3 km; links Bydgoszcz with Konin and Kalisz, and indirectly with Koszalin and Słupsk; • International airport in Bydgoszcz – approx. 6 km; • International airport and seaport in Gdańsk – approx. 170 km, which means up to 2 hours driving by car; • Inland waterway port – approx. 6,5 km. <p>Access to active railway sidings in the Park, connected to the main road - international transit line No. 131 (C-E 65/1) - connecting Silesia with ports in Gdańsk and Gdynia.</p> <p>As part of public transport to BPPT, public bus numbers 56 and 68 operate on scheduled weekdays.</p>
Infrastructure	<p>Distances to individual media:</p> <ul style="list-style-type: none"> - drinking water – approx. 150 m, - sanitary sewerage - 150 m, - telephone network – 150 m, - heat - 50 m, - power network - 50 m. <p>In addition, it is possible to connect to the newly built rainwater drainage system running at a distance of about 35 meters behind railway tracks (access under 2 railway tracks).</p> <p>In about 6-9 months there is a possibility to connect to a gas network, which belongs to Pomorska Spółka Gazownictwa Ltd. Zakład Gazowniczy Department in Bydgoszcz.</p> <p>Connection options for individual networks and the location of the connection must be agreed with their manager.</p> <p>The given distances are not the same as the connection point.</p>
Notes	<p>Percentage of permissible building - 80%, in accordance with the Local Spatial Development Plan "Łęgnowo - Technology Park" adopted by the decision of the Council of the City of Bydgoszcz No. LIV / 1093/05 of 28 September 2005.</p> <p>Area to deforest. After deforestation it is necessary to pay fees to the Regional Directorate of State Forests (RDLP) in Toruń for permanent exclusion of land from forestry production for a period of 10 years from the decision of April 4, 2008. A fee of approximately PLN 13,500 per year for 1 ha.</p>

This specification does not constitute an offer within the meaning of article 66 of Polish Civil Code.

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