


## Specification of the property located in Bydgoszcz Industrial and Technological Park

Max. surface of the property: 28 ha, area 132 and 133

<b>Location</b>	 <p>The property is located in the area of Bydgoszcz Industrial and Technological Park <b>area 132 and 133</b>          Address: Petersona/ Matuszewskiego Street (access from Glinki Street, the national road No. 10 and Wojska Polskiego Street)          85-862 Bydgoszcz kujawsko-pomorskie voivodeship</p>
<b>Surface of the property</b>	<p><b>Available surface:</b></p> <p>max. approx. 28 ha</p> <p><b>Neighbourhood</b></p> <p>On neighboring properties are located:</p> <ul style="list-style-type: none"> <li>• distribution centre of Lidl,</li> <li>• office building IDEA (seat of Bydgoszcz Industrial and Technological Park,</li> <li>• areas of the National Forests.</li> </ul>
<b>Information about the property</b>	<p><b>Current Spatial Development Plan:</b></p> <p>Local Spatial Development Plan „Łęgnowo - Edmunda Matuszewskiego”</p> <p><b>The use of the plot in Local Spatial Development Plan:</b></p> <p>Area of economic activity including production activity, warehouses and service facilities.</p> <p><b>Characteristic of the plot</b></p> <p>The plot is destined for deforestation and demolishing the existing buildings. Destined for sale from 2019.          It is possible to divide the property into smaller plot, one at least of 0,5 ha.</p>

<b>Connections</b>	<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"> <li>• 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;</li> <li>• National road No. 80 – approx. 3 km, links Bydgoszcz with Toruń;</li> <li>• 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;</li> <li>• National road No. 25 – approx. 3 km; links Bydgoszcz with Konin and Kalisz, and indirectly with Koszalin and Słupsk;</li> <li>• International airport in Bydgoszcz – approx. 6 km;</li> <li>• International airport and seaport in Gdańsk – approx. 170 km, which means up to 2 hours driving by car;</li> <li>• Inland waterway port – approx. 6,5 km.</li> </ul> <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>
<b>Infrastructure</b>	<p>The available technical infrastructure runs partly through the property, and partly at the border of the plots.</p> <p>The property has access to the following media and network:</p> <ul style="list-style-type: none"> <li>- drinking water,</li> <li>- sanitary sewerage,</li> <li>- rainwater drainage system,</li> <li>- telephone network,</li> <li>- heat,</li> <li>- gas,</li> <li>- power network (SN – 15 kV, nN – 0,4 kV, available power – approx. 10MW).</li> </ul> <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>
<b>Notes</b>	<p>Percentage of permissible building - 80%, in accordance with the Local Spatial Development Plan "Łęgnowo – Edmunda Matuszewskiego" adopted by the decision of the Council of the City of Bydgoszcz No. XXXVII / 712/16 of 30 November 2016.</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. A fee of approximately PLN 13,500 per year for 1 ha.</p> <p>The property is located in the area of a new road investment.</p>

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

Information on investment areas is provided by:

Director of the Investor Service Center

**Robert Piątkowski**

tel. + 48 52 365 33 13

[inwestycje@bppt.pl](mailto:inwestycje@bppt.pl)