


Specification of the property located in Bydgoszcz Industrial and Technological Park

plot No. 02C area 137

Location	 <p>Bydgoszcz Industrial and Technological Park Plot No. 02C area 137 Address: Hutnicza Street (access from Hutnicza Street and the newly designed road connected directly to Nowotoruńska Street) 85-862 Bydgoszcz kujawsko-pomorskie voivodeship</p>
Surface of the property	<p>Available surface:</p> <p>2,9383 ha</p> <p>Neighbourhood</p> <ul style="list-style-type: none"> • from the east, the property is adjacent to available investment areas of 3,3 ha; • from the west - a company from the construction industry; • from the north, the property is adjacent to another company; • from the south, the property is adjacent to available investment areas of 10,8958 ha (plot No. 01C and 03C)
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</p> <p>Characteristic of the plot</p> <p>The plot has 3 small bunkers to be demolished.</p>

Connections	<p>DISTANCE FROM NATIONAL ROADS:</p> <ul style="list-style-type: none"> National road No. 10 – approx. 7 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. 6 km, links Bydgoszcz with Toruń; National road No. 5 – approx. 7 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. 9 km; links Bydgoszcz with Konin and Kalisz, and indirectly with Koszalin and Słupsk; International airport in Bydgoszcz – approx. 11 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>
Infrastruktura	<p>The available technical infrastructure runs partly through the property, and partly at the border of the plots.</p> <p>Distances to individual media:</p> <ul style="list-style-type: none"> drinking water – 250 m, sanitary sewerage - runs through the property area, telephone network - runs through the property area, gas - 15 m, power network - 50 m. <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>Deforested area. 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> <p>At the stage of investment implementation, it may be necessary to move the technical infrastructure running through the plot.</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