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The Property in Siemianowice Śląskie Sales information

November 17, 2021



Basic information

- Address: ul. Pawła Stalmacha 8, 41-100 Siemianowice Śląskie
- Area: 21.46 ha
- Land registers: KA1I / 00006095/4 and KA1I / 00007528/6
- Plots: 402/49, 1237/49, 1238/49, 1240/49, 1241/49,
1242/49, 1243/49, 1244/49, 1245/49, 1308/49, 1311/54, 1202/73
- Rectangular shape, dimensions approx. 400 m x 500-550 m
- Buildings - post-industrial halls, total area of 66,500 m²
(halls I-IX, building area 53,528 m², usable area 53,135 m², halls X-XII built-up area 14,254 m², usable area 13,490 m², cubature 244,075 m³)
- Halls no. I-VIII years of construction 1960, hall no. IX - year of construction 1980, halls no. X-XII year of construction 2000
- The property is mortgage-free, Towarzystwo Finansowe „Silesia” sp. o.o. has a final award of title (obtaining an entry in the land and mortgage register in progress)
- Local Local Development Plan - industrial area
- Towarzystwo Finansowe "Silesia" sp. z o.o. is the one owner of the property



*Location in the area of
the Silesian Voivodeship*

Utilities

- The area is fenced and monitored (cameras)
- Electricity is supplied by Fabryka Elementów Łącznych S.A. (GK TFS), current power 60 kW (potential energy consumption up to 300 kW), 110kV / 6 electrical connection and a 25 MVA transformer (currently closed), 2 substations, 9 transformers (5 currently operating)
- A transformer station located within the property
- Gas is supplied by PGNiG S.A., reduction station within the property, gas connection (10kPa) with a maximum demand of 300 m³ / h, expanding the station up to 600 m³ / h is possible
- The gas network with a length of approx. 127 m is the property of Polska Spółka Gazownictwa sp .z o.o., the border is the inlet gate located in front of the 2nd stage measuring station
- Water - supplier Ekoenergia S.A., connection with a capacity of 230 m³ / h, maximum pressure 7 at, current pressure approx. 1 bar
- Domestic and industrial sewage - Wodociągi Siemianowickie Aqua Sprint sp. z o.o., stoneware pipes, Ø 150, Ø 200, Ø 300. Amount of discharged sewage - 1.8 m³/h; 28.8 m³/d; 8,345 m³/year. Sanitary sewer drainage - Ø 50-200 sewers, drainage from the property through a Ø 300 collector
- Rainwater sewage system - house drains from Ø 150, diameter of the sewage system is increased along with the connection of other buildings and street inlets; leaving the property through a Ø 1000 collector

Property assets

- Location - the center of the Silesian agglomeration
- 6 km to Katowice, 8 km to Chorzów, 8 km to Czeladź
- Transport - 4 km to the S 86 expressway, 7 km to the national road 94, 4 km to the A4 motorway
- Pyrzowice Airport - 11 km
- Bus line to the center of Siemianowice Śląskie and Chorzów
- Compact area of plots, optimal for the planning of any type of business activity
- A large area of divisible halls, any configuration
- Versatility: production, services, logistics
- Location allowing for burdensome activity
- The proximity of industrial centers, a large and diverse labor market and research institutes
- Potential cooperation with Katowice Special Economic Zone S.A.
- The property was acquired under enforcement procedure - no mortgage burden

Property at Pawła Stalmacha 8 Street in Siemianowice Śląskie



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Procedure and date of sale of the Property

- Towarzystwo Finansowe „Silesia” sp. z o.o. is 100% dependent on the State Treasury entity, in accordance with the procedures applicable in TFS, the sale of real estate will be conducted under a tender procedure
- The open tender will be carried out through:
 - ✓ publication of the tender notice in the national press, real estate industry portals and on the website of Towarzystwo Finansowe „Silesia” sp. z o.o.
 - ✓ definition of the starting price
 - ✓ payment by the potentially interested bidder bid bond 5% of the starting price

The tender will be held within not less than two weeks from the publishing advertisement day

- Towarzystwo Finansowe "Silesia" sp. z o.o. predicts that the tender announcement will be published in the fourth quarter of 2021
- In line with market practice, interested investors will have the opportunity to conduct due diligence on the Property
- Towarzystwo Finansowe „Silesia” sp. z o.o. informs, that in the area of 3 halls, there are machines of the technological line of the pipe rolling mill which are sold and will be dismantled within the next 15 months

Contact

All information about the property will be provide by:

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We invite you to cooperation