OFFICE | SHOWROOM | WAREHOUSE

SMALL BUSINESS UNITS FOR DEVELOPMENT

FRONTIER PARK WROCŁAW

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LOCATION

Located in one of the largest retail and commercial hubs in Poland

(including retail centres, warehousing, production and e-commerce)

FRONTIER PARK WROCŁAW

ATTRIBUTES

SBU park

2 hectare site

Build to Suit / Flex units

Total GLA over 8 800 sqm

Direct visibility and access from A4 Motorway

Located in one of the largest retail and commercial hubs in Poland

A master planned

‘Small Business Unit’ park of 2 hectares in Bielany Wrocławskie.

Prepared for immediate development, with all utilities and infrastructure available.

Occupation available by October 2021

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MASTERPLAN

USE:

Retail (showrooms, trade, wholesale, automotive etc);
Services; Storage (business and private including data centers);
Light Production and Warehousing;
E-commerce.

DEVELOPMENT PARAMETERS:

Max construction height – 12 m (3 Levels).
Development ratio – 70%
Green area ratio – 25%

DEVELOPMENT RESTRICTIONS:

Retail over 2.000 sq m prohibited.

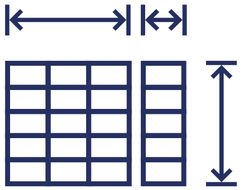
DISTANCES

Wroclaw City Center	9km
Wroclaw Airport	15km
Katowice	180km
Poznan	200km
Krakow	260km
Warsaw	360km

SITE DEVELOPMENT SCHEME

	type A1	type A2	type A3	type B1	type B2	type B3	type B4	total area
amount	5	1	1	1	1	2	1	
offices area	50	50	49	49	67	88	57	698
Showroom	70	191	69	70	90	111	179	1171
warehouse area	470	473	287	284	829	968	845	7004
Total GLA								8873

car parking spaces (including disabled)	134 (3)
TIR space	For each unit



Flexible warehouse and office space

with minimum warehouse of

284 square metres to a maximum of column free space of

976 square metres

EXAMPLE MODULE

SPECIFICATION:

1. Illuminance:
   - Office / showroom – 500 lx
   - Warehouse – 200 lx
2. Warehouse internal height (to the bottom of the structure): 7,46 m
3. Building height: 10,02 m
4. Floor load in the warehouse: 5 t / m2

- Lighting on the facade, roads, parkings
- Rooftop with built-in heat pump module
- Ventilation with heat recovery
- Heating of the office area with air-to-water heat pumps
- Fiber optics available
- Direct access from the newly built road (construction finish by mid-2021)
- Glass facade in the office / showroom part
- Area for the tenant logo above the door entrance to the lease area and on the totem by the road entrance
- Roads adapted to the KR 3 truck traffic

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FRONTIER PARK WROCŁAW

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Frontier Estates is a European real estate developer operating for over two decades in the United Kingdom and now incorporated and active in Poland since 2017.
We build speculatively where market conditions are favorable and also work with specific occupiers to deliver bespoke developments. Frontier has a respected pedigree in delivering new Small Business Unit (SBU) projects, industrial estates and large distribution warehouses. We have developed buildings for a range of well-known occupiers including Electrolux, Aston Martin, Domino's Pizza, and Toyota.

PROJECT MANAGEMENT:

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