

OFFICE | SHOWROOM | WAREHOUSE

SMALL BUSINESS UNITS FOR DEVELOPMENT

FRONTIER PARK WROCŁAW



FRONTIER

www.frontier-estates-europe.com

LOCATION

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

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



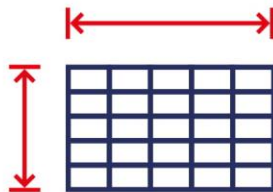
**FRONTIER
PARK
WROCLAW**



ATTRIBUTES



SBU park



2 hectare site



Build to Suit / Flex units



Total GLA over 9 300 sqm



**Direct visibility and access
from A4 Motorway**



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





A master planned 2 ha site
located in Bielany Wroclawskie
with a Building Permit for construction
of a

„Small Business Units” park.

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



Occupation available
from Q1 2022

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




SITE DEVELOPMENT SCHEME

IRYSOWA STREET

NEKTAROWA STREET

BLEKITNA STREET UNDER CONSTRUCTION COMPLETION DATE: MID 2021

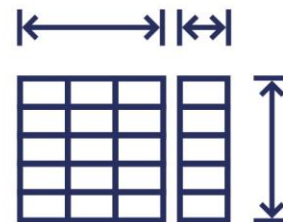
-  Rainwater & Firefighting water tank
-  Connection: transformer station, waste
-  Offices (1 level)
-  Offices (2 levels)
-  TIR parking
-  Car parkings



	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	52	55	52	53	73	95	62	744
Showroom *	78	210	79	80	98	120	195	1292
warehouse area	490	494	305	337	853	994	874	7301
Total GLA								9337

car parking spaces (including disabled)	134 (3)
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* Showroom space possible to be converted into office space on request.



**Flexible
warehouse, office
and showroom
space.**

**Minimum
warehouse unit of
305 square metres to
a maximum of
994 square metres of
column free space
accompanied with office
and showroom space.**

Possibility to merge units.

EXAMPLE MODULE





SPECIFICATION:

1 Illuminance:

Office / showroom -500 lx

Warehouse -200 lx

2 Warehouse internal height (to the bottom of the steel structure): 8,5 m

3 Building height: 11 m

4 Floor loading in the warehouse area: 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 entrance doors to and on the totem by the road entrance
- Roads adapted to the KR3 truck traffic





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 Estates 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.

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