

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

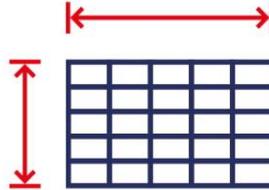
(including retail centres, warehousing, production and e-commerce)



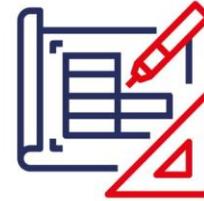
ATTRIBUTES



SBU park



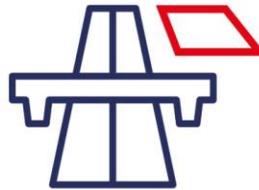
2 hectare site



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**



ALL FOR HOME

INTERIOR CENTER

CAR REPAIR

FLOOR WORLD

PAINTING CENTER



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





**WAREHOUSE
LOGISTIC
E-COMMERCE**

**SHOPPING
CENTER**

**SHOPPING
CENTER**

**RESIDENTIAL
DEVELOPMENT**

**A-CLASS
OFFICES**
(not on visualisation)

**FRONTIER
PARK
WROCLAW**

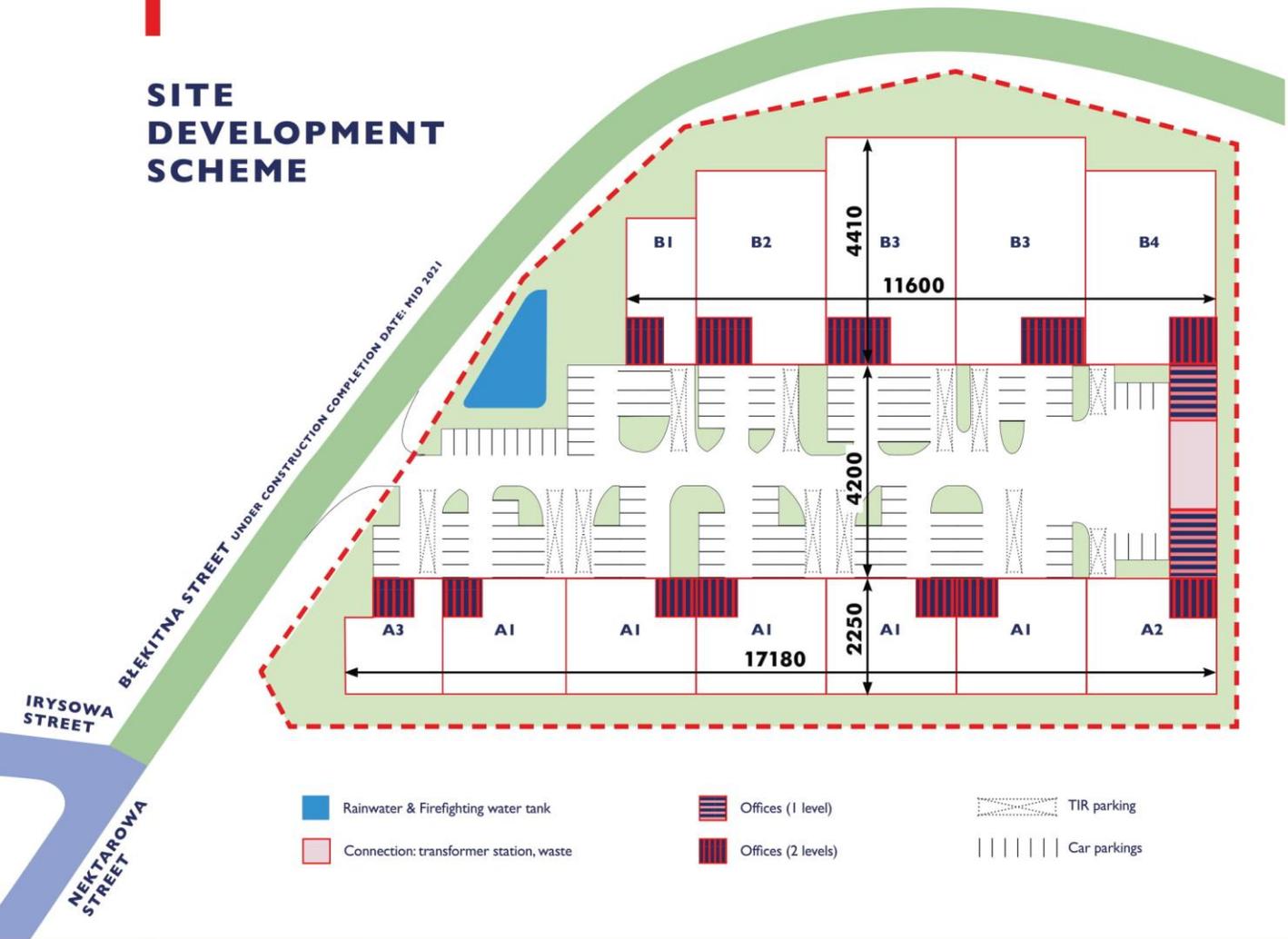
A4

Wroclaw-Warsaw
Wroclaw City Center

Katowice / Krakow

A4

SITE DEVELOPMENT SCHEME



- Rainwater & Firefighting water tank
- Connection: transformer station, waste

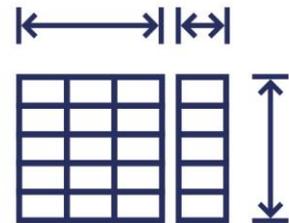
- Offices (1 level)
- Offices (2 levels)

- 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	50	50	49	49	67	88	57	698
Showroom *	70	191	69	70	90	111	179	171
warehouse area	470	473	287	284	829	968	845	7004
Total GLA								8873

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
284 square metres to
a maximum of
968 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

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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