



**invest in tuscan**



**PRATO**

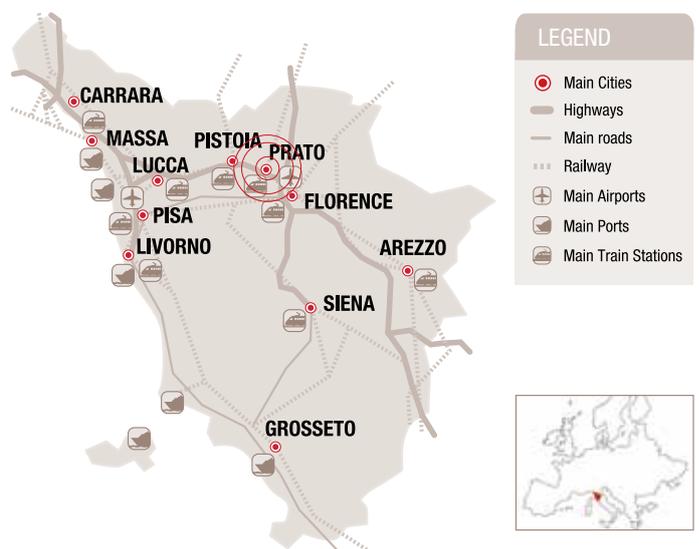
# INTERPORTO

## Overview:

The building known as the “Business Centre” is situated inside the Freight Terminal of central Tuscany, in the municipality of Prato.

The freight terminal is located in Tuscany’s most industrialised area, marked by major production areas, such as the “macrolotto” industrial districts. Moreover, the production system in Prato has always exported its products worldwide and has thus established a network of freight forwarders with correspondents in all the world’s leading goods centres.

The freight terminal is in the heart of Central Italy and of Tuscany; situated right in the centre of the routes linking Northern Italy with the South and the two coasts, the Adriatic and the Tyrrhenian.



Of particular note is its convenient position with regard to chief infrastructures, such as: A. Vespucci Airport in Florence, the A11 and A1 motorways.



## Structure description:

It is a recently built complex, completed in 2002 and made up of four floors above ground and a basement floor (smaller than the dimensions of the building). The overall construction, with square base and inner courtyard, is composed of four building units of 18 m X 18 m containing staircases with lifts, toilet facilities and technological utilities; these units are connected on the upper floors by 18 m x 21 m bridge constructions, allowing for the formation of galleries on the ground floor and sheltered access to the communal staircases.

The above-ground floors are for office space (open space plan, partially divided by mobile partitions), with the exception of a commercial real estate unit on the ground floor, characterised by special elements for executive use, such as: raised floor, false ceilings, large windows and comfortable, modular design. The basement floor is entirely designated for parking; the other car park is located outdoors, next to the building.

## Key advantages:

- Favourable location in the area, near main road intersections and businesses
- Positioned within a video-monitored and controlled area
- Organic, flexible layout of premises
- Available parking, both on the basement floor of the building as well as on ground level, next to the building
- All the services offered by the freight terminal area (forwarders, services for transport and the public) can be used
- Direct access from the Prato side as well as the Campi Bisenzio side

*This investment overview contains basic information, figures and pictures provided to Toscana Promozione and either the property owner. Toscana Promozione on behalf of itself and all other partners, does not accept responsibility for any information contained herein and disclaims all liability to any person or entity arising out of or in connection with such information.*

## SUMMARY

### Type of investment opportunity:

Proposed sale of various real estate units inside the freight terminal area

### Conditions:

The building does not require any renovation insofar as it is recently built

### Year built:

Building complex completed in 2002

### Use provided for by the current Town Planning Regulations:

The construction of the "Business centre" building complex is set forth in the Prato Municipal Regulating Plan, inside the freight terminal area

### Possible Destination:

Executive – Commercial

### Accessibility:

The freight terminal area is well served by the chief infrastructures, specifically: A11 motorway via the Prato Est toll gate, at approx 2 km; A1 motorway via the Calenzano toll gate, at approx 4km; A. Vespucci airport in Florence, at approx 9 km; Prato Centrale railway station, at approx 3 km.

### Price (EURO):

7.000.000,00

### Ownership:

Private

### Area:

- Total area on sale (sqm) 4.684 sqm
- Total gross area with buildings and facilities (sqm): 5.576 sqm - net of the terrace
- Total usable gross surface (sqm) 3.795 sqm
- Detail of the area with buildings:
  - Ground floor: comprising three office units and one commercial unit, for a total commercial surface area of 1.119 sqm;
  - First floor: comprising five office units for a total commercial surface area of 984 sqm;
  - Second floor: comprising six office units for a total commercial surface area of 1.393 sqm;
  - Third floor: comprising one office unit for a total surface area of 632 sqm;
  - Terrace on the third floor: 1.053 sqm;
  - Parking spaces on the basement floor for a total of 292 sqm;
  - Parking spaces on ground level, next to the building, for a total of 264 sqm.

### Facilities:

Optical fibre wiring, video-surveillance system, energy saving street lighting

*For more information please contact:*

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