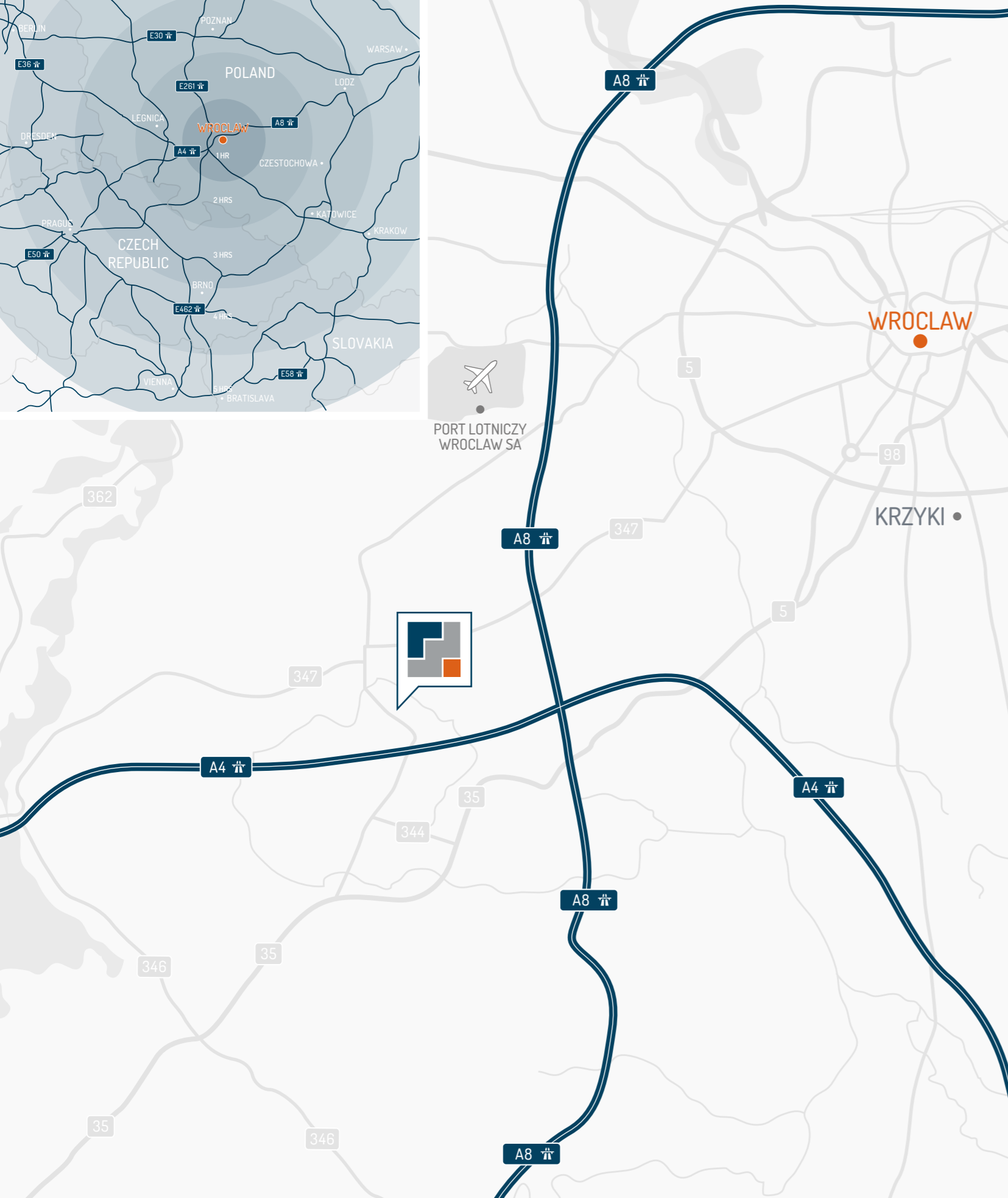


READY. CONNECTED. FLEXIBLE.

DESIGN AND BUILD
OPPORTUNITIES FROM
8,000 M² UP TO 140,000 M²

A4 EXIT WROCLAW/PIETRZYKOWICE
WROCLAW, POLAND





Mountpark Wrocław is a new industrial/logistics development located in one of southern Poland's strategic road and air routes.

The scheme has three fundamental benefits:



READY.

Valid building permit in place enabling delivery within 10 months.



CONNECTED.

Directly located at exit Pietrzykowice on the A4 highway just south west of Wrocław.



FLEXIBLE.

The scheme is designed to cater for varying size requirements and can accommodate requirements from 8,000 m² up to 140,000 m².

We're ready to build now!

CONNECTED.

Mountpark Wrocław has direct visibility from the A4 highway, which provides excellent access to Wrocław City Centre, Krakow, Katowice and the German Border and with that, rapid connections to major transportation links in Central and Eastern Europe.

With the new A8 Highway (Wrocław outer ring road), the site has excellent access to Wrocław airport and other parts of the city.

 **100**
METRES TO THE
A4 HIGHWAY

 **6**
KM TO THE
A8 HIGHWAY

 **16**
KM TO WROCLAW
AIRPORT

 **25**
KM TO WROCLAW
CITY CENTRE

 **159**
KM TO THE
GERMAN BORDER

 **192**
KM TO
KATOWICE

 **267**
KM TO
KRAKOW

 **370**
KM TO
WARSAW



PROFICIENT.

Wrocław has a population of 3.2 million within a 1 hour drive time of which 70% are of working age.

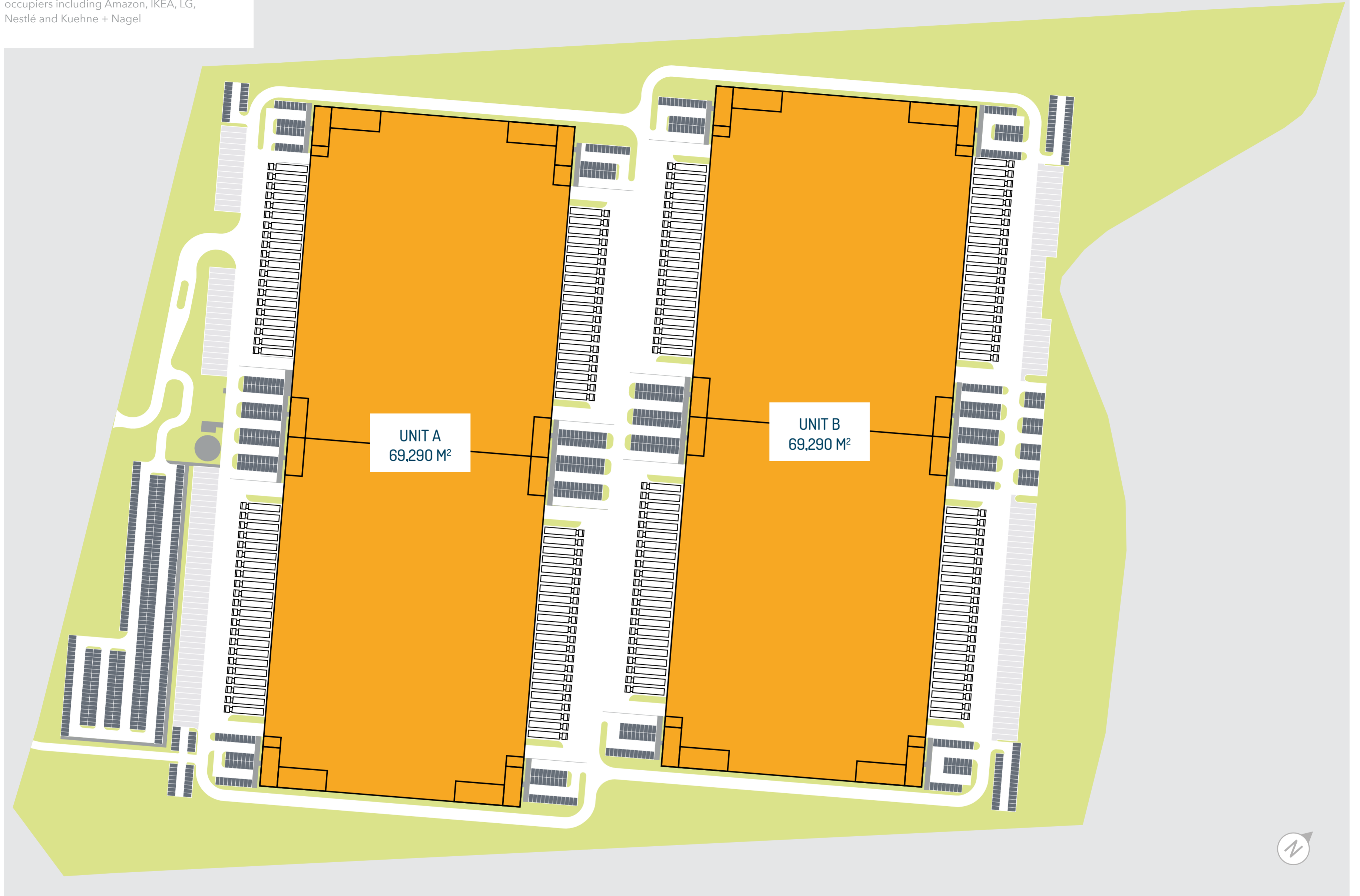


2,250,000

People are of working age and live within a 1 hour drive time.

ESTABLISHED.

Situated in the south west of Wrocław, the area has established itself as a premier distribution location, having attracted major occupiers including Amazon, IKEA, LG, Nestlé and Kuehne + Nagel



UNIQUE.

Mountpark Wrocław provides the next generation of warehouse accommodation finished to an excellent specification.

A valid building permit is in place enabling delivery within 10 months for units from 8,000 m² up to 140,000 m². The scheme can hold two single units of 70,000 m².

ACCOMMODATION.

UNIT	WAREHOUSE (M²)	OFFICES (M²)	TOTAL (M²)	Yard depth (m)	Clear haunch height (m)	Level access doors	Dock levellers	70 kN / m² floor loading	2% roof lights (6,5% in dock area)	BREEAM 'Very Good' rating	Cat. A office fit-out	Secure yards	Landscaped environment
A	66,410	2,880	69,290	41+16	12	8	84	✓	✓	✓	✓	✓	✓
B	66,410	2,880	69,290	40+16	12	8	84	✓	✓	✓	✓	✓	✓

Find out more at:
MOUNTPARK.COM/WROCLAW

All sizes are indicative and measured on a gross internal area.



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Mountpark Wrocław is a development by Mountpark Logistics EU Sarl, the European Logistics Development Company owned by:



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