



## MANUFACTURING BUILDINGS

### Real estate title: For sale/lease production workshop in Saldus

- Total rental price: 4500.00 EUR/month
- Total sale price: 650000.00 EUR
- Total area (incl. Land): 2.30 ha

#### Real estate description:

**Facilities.** The Grantiņi production workshop is located in Saldus municipality, about 200 m from the Saldus city border, on the Saldus - Vane asphalt road, 1 km from Saldus city centre and 1 km from the A9 Riga-Liepaja highway.

The area of the premises used for production (can also be suitable for trade, warehousing, home building, car service) is 2700 m<sup>2</sup>, the office area is 250 m<sup>2</sup>, the ancillary premises are 100 m<sup>2</sup>.

The ground floor of the office building also has staff changing rooms, shower and toilet facilities.

Floors on the ground and first floors: ground reinforced concrete.

The production hall is divided into three parts by partition walls made of expanded clay panels. All three parts are connected by a 4 m wide passage.

Size of the middle part: 700 m<sup>2</sup> on the ground floor and approximately 600 m<sup>2</sup> on the first floor. A freight elevator with a lifting capacity of 4 tonnes has been built to the second floor.

Ceiling height on the ground floor: 4 m, on the first floor about 3 m.

The two side workshop areas are 400 m<sup>2</sup> each. Ceiling height: 6 m. One of the side rooms has various ancillary spaces along its length: storage, electrical and other uses.

Each side room has a hoist with a lifting capacity of 5 tonnes. If necessary, a 10 tonne capacity can be installed.

**Land.** The land area of the property is 2 ha, of which 1 ha is free for possible racking or other commercial development. Possibility to purchase the adjacent land.

**Communications.** Electricity: high voltage line connected - transformer built into the premises. Current connected capacity 400 kW, which can be increased to 600 kW.

**Water supply:** from an existing borehole on the site.

**Sewerage:** local, with flushable storage tanks, possibility to connect to Saldus town sewerage.

Tet internet connection.

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## INFRASTRUCTURE

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- Roads:
  - Access road: Bruģis
  - Nearest highway: Šoseja
  - Distance to nearest highway: 1.00 km
- Railways:
  - Distance to nearest highway: 3.00 km
- Electricity:
  - Connection to the object: Ir
  - Free available capacity: 400.00 kW
- Water:
  - Water supply: Vietējā ūdens apgāde
  - Available capacity: l/s
- Sewer:
  - Sewerage system: Vietējā sistēma
- Gas:
  - Connection to the object: Iespējams izveidot
  - Type: Liquefied natural gas (LNG)

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- Cadastre No.: 84865020035
- Land area: 3 005.00 m<sup>2</sup>
- Type of transaction: Pārdošana
- Sale price: 650 000.00 €
- Rental price: 4 500.00 €/month
- Class: 3
- Total number of floors of the building: 2
- The ceiling height: 6.00 m
- Floor load capacity: 2.00 t
- Lifting capacity of a freight elevator: 4.0000 t

## CONTACT INFORMATION

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