

## **Offer of lease of production and office space**

**IF Property Sp. z o.o. as the owner of a state-of-the-art production and storage building with office space hereby provides you with an individual offer for long-term lease of a part of our facilities in Siechnice.**

### **1. Production and storage building:**



**The building was constructed on a plot of land of area equal to about 11,000 m<sup>2</sup>.**

**The construction was completed and the permit to use the building was obtained in July 2012.**

**The facility is located within the boundaries of the Gmina Business Activity Zone at 22 Władysława Grabskiego Street in Siechnice (it is possible to arrange the visit to see the facility).**

**In the Local Area Development Plant, plot of land No. 755 is intended for production activities, which precludes any future protests which may be filed by neighbouring entities as a result of possible onerousness.**

**The whole area is paved, fenced, equipped with 2 entrance gates and lighting.**



**2. Equipment and facilities in the building: HALL 670 m2**

- Industrial-grade lighting exceeding 200 lx;
- Distribution boards for departments (1 distribution board per each module);
- 3x 400V wiring system with several connection points inside the hall;
- Available power: 50 kW, with the possibility of increasing to 200 kW;
- Heating with hot water air heaters with individually programmed control;
- Industrial-grade air conditioning system inside the hall;
- 4 roof skylights with airing function; Additional installations/systems: alarm, SAP, Wi-Fi, monitoring;
- The halls are equipped with 2 sectional gates and - additionally - with high-speed 4x 4.5m roller shutters;
- The whole premises are fenced, monitored, together with the adjacent car park;
- 30 parking spaces are allotted to that part of the complex.

**The net amount of monthly rent:**

- Hall: EUR 4.5/m2;
- Office space with equipment and welfare facilities: EUR 7.0/m2
- Costs of water and electricity consumption - according to meter readings.

**Additional lump-sum charge for:**

- Heating: PLN 4/m2 - mandatory charge throughout the year;
- Management and administration of common areas, snow clearing, maintenance of greenery, lighting of car park and internal roads: PLN 4.50/m2 of which real property tax paid to the gmina authorities: PLN 2.50/m2

**Car park with 30 parking spaces included in the rent.**



- 3. The office space located on the ground floor, adjacent to the hall, with internal passageway - the building is made of brick, window and door joinery made of aluminium: total area of the ground floor: 300 m<sup>2</sup>**



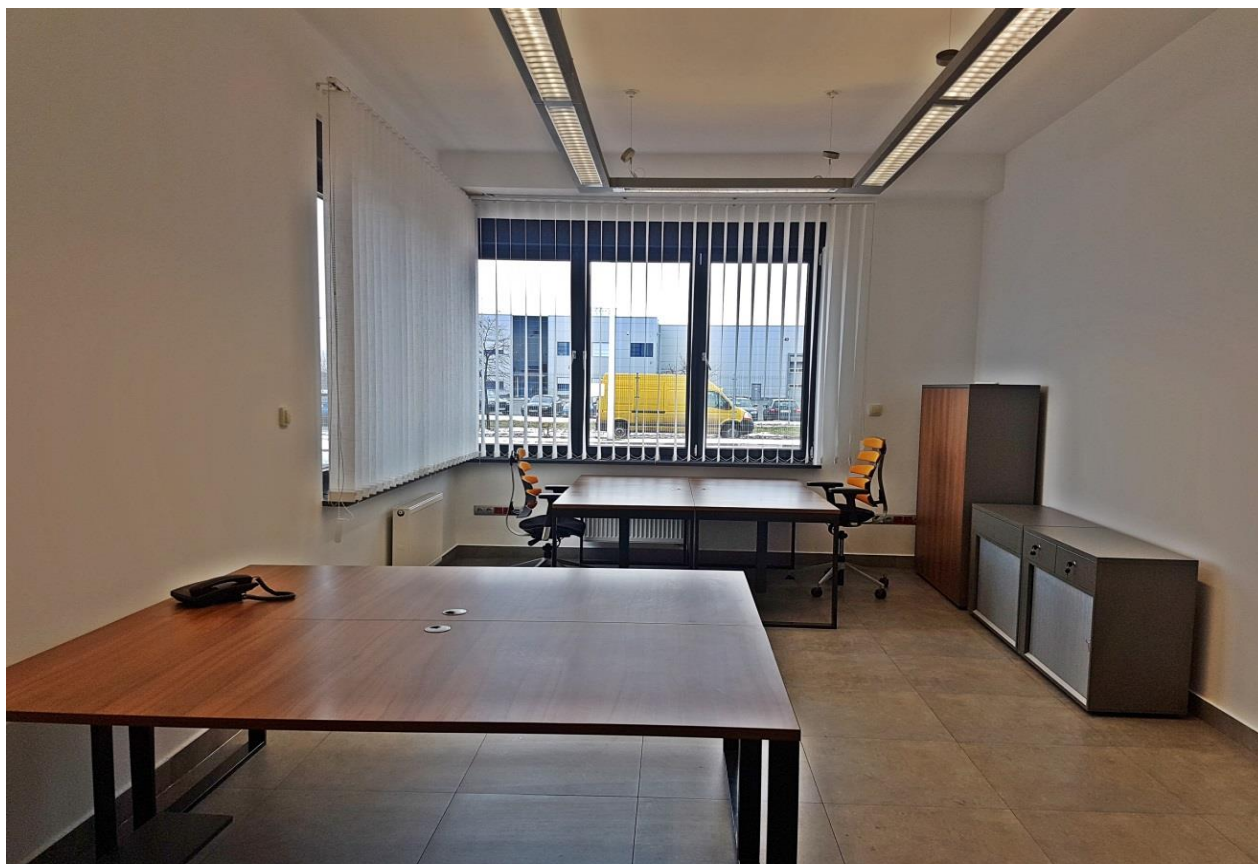
**Office building with modern façade**



**Comfortably equipped offices**



**Furniture included in the rent**







**Front office**



4. The office includes 4 rooms + entrance hall (front office), the total of about 170 m2
  - Located on the ground floor with 2 passageways to the hall;
  - Aluminium windows, openable + electrically-controlled roller shades + vertical blinds (interior);
  - Internal computer installation, telephone installation, SAP, burglar alarm;
  - Heating, air conditioning, heat recovery;
  - Automatically-operated entrance door;
5. Welfare facilities: 3 toilets + locker room + showers + canteen; the total of 80 m2



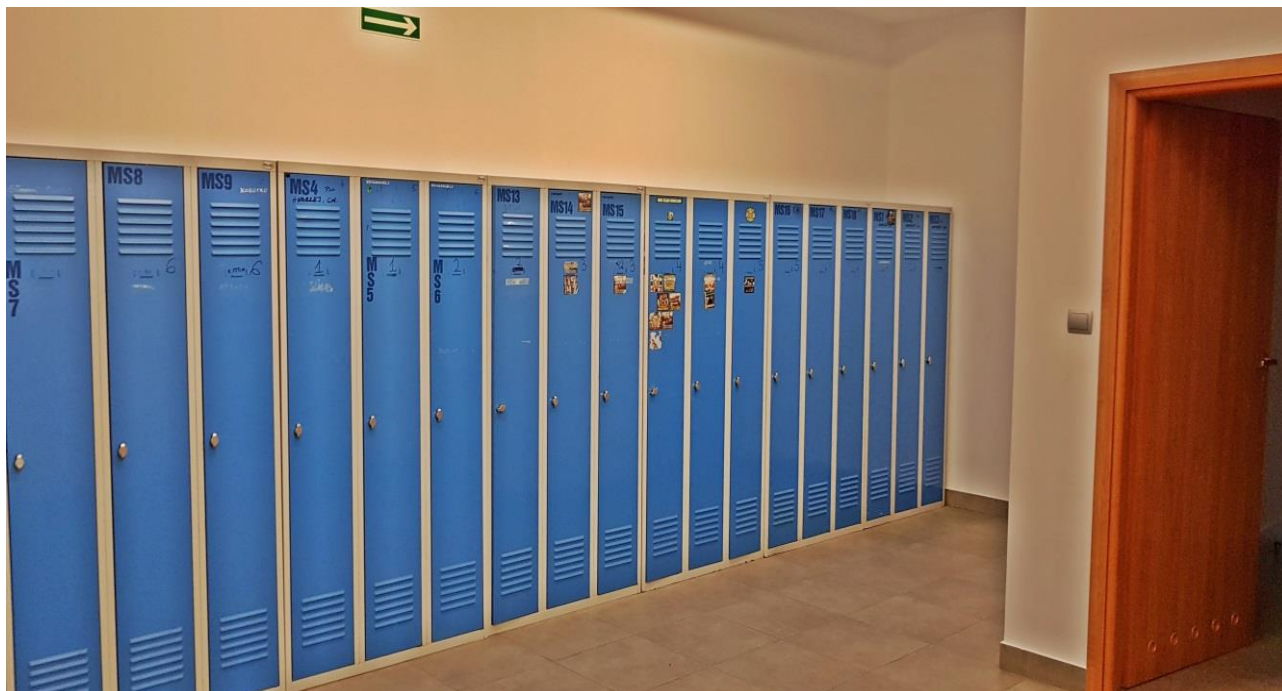
**Kitchen with canteen**



**Welfare facilities**







**Equipped locker room**

**Sample photos of H1 Hall**





**The Lessor guarantees high standard:**

- Air conditioning of office space and hall;
- Security - monitoring with the option of remote access to cameras, lighting of car parks, the premises enclosed with two external automatically-operated gates;
- Comprehensive area maintenance services - maintenance of greenery, snow clearing;
- Comfortable car park for 30 cars;
- Recognisability - an advertising pylon visible from national road No. DK94



