

INVESTMENT TERRITORY – Gaujas Street 21B

Owner: Private

Cadastral No.: 42010071007001

Area of premises: 379.3 m²

Area of the land: 1307 m²

Building: **Two-storey building for industrial production.**
Construction area -304.8 m². Building volume – 1841 m³.

Constructive elements:

Foundation – Reinforced concrete/concrete.

Outside walls – bricks/panels.

Coverings– Reinforced concrete/concrete.

Roof – rubberized sheet materials.

Height of the ceiling in the industrial premises is 5.81 m. Height of the ceiling in the public premises – 2.50 m. From the courtyard the building borders on a tarmac square, which was used as a loading/unloading space. Fence around the territory, parking spaces. Very convenient driveway, close to the city centre.



Utilities:

Local unitary heating, electric power supply, supply of cold water and sewerage are available. The Internet and a connection to telecommunications are available.



History:

Previously the building was used as a food processing plant.

Main use:

Construction of industrial and commercial structures

Permitted use:

construction of industrial production companies, warehouses, shops and public-utility establishments, auto service structures, construction of boiler-house, separate structures of state institutions, buildings for local engineering and technical supply, wholesale warehouses, load stations, railway slip roads, garages, waste sorting sites, petrol or gas filling stations, parking spaces.

Area available

for construction:

40% of total area of the land

Intensity of

construction:

to 120% of total area of the land.

Maximum number of floors: three full floors, if the height of the construction is not defined by technological processes of production.





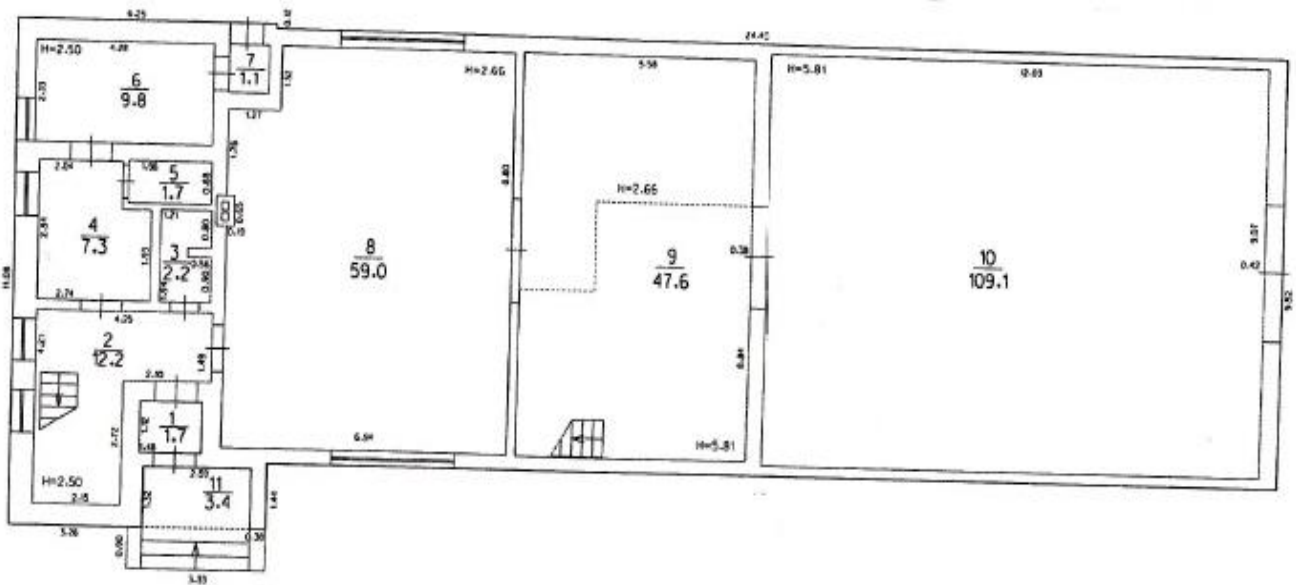


Gaujas Street 21B



Floor layout (ground floor)

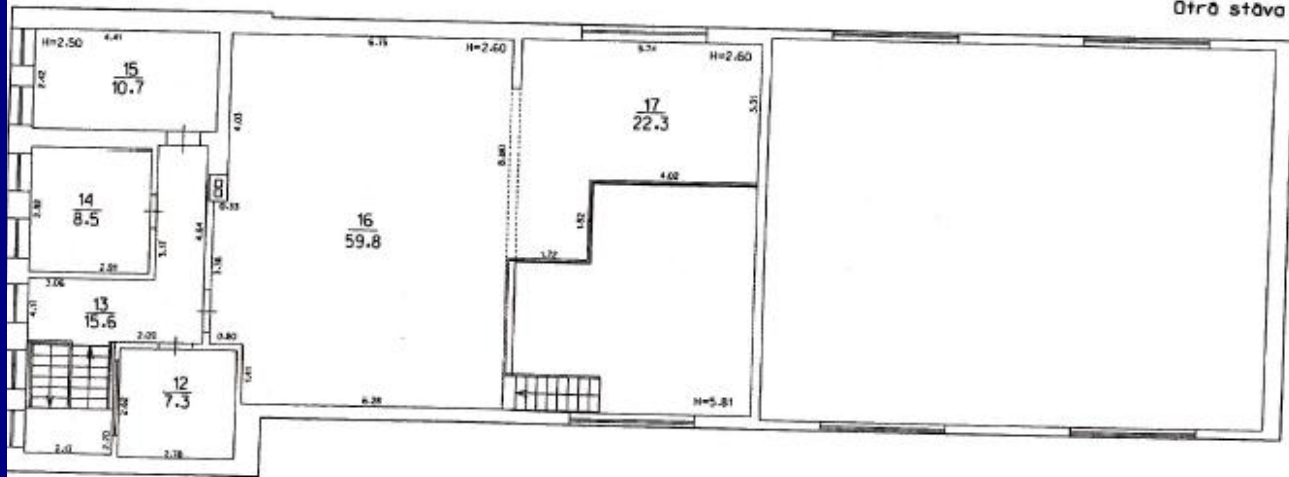
STĪVA H=2.50, 2.66, 5.81



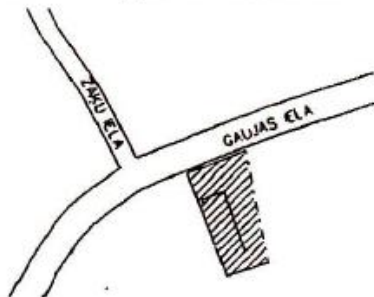
Floor layout (1st floor)

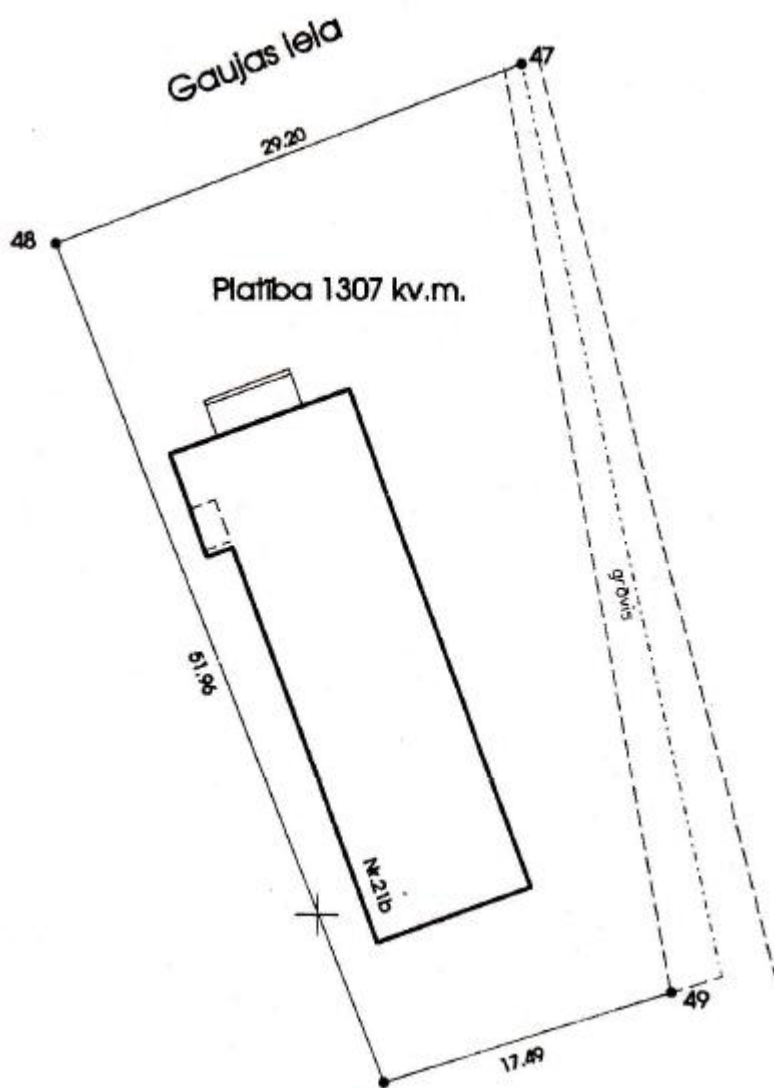
Stāva H=2.50, 2.60

Otrā stāva plāns



Zemes gabala izvietojuma shēma :





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