

INVESTMENT TERRITORY – Kalku Street 12, Cēsis

Owner: Private

**Description of
The territory:**

Land with warehouses near the railway station with multifunctional uses – territories for industrial and commercial construction is for sale. Total area of the land is 16 537 m². Total area of warehouses is 3 908,4 m². Types of buildings – newly erected building, unfinished new building. Construction works can begin after the approval of the reconstruction plan and withdrawal of the construction permit. Both buildings can be modified and adjusted to the needs of production. If needed offices can be established there. Height of the ceiling is 7.35 m. One of the buildings has concrete floor, the other one – macadam (broken stone surface). Dimensions of gates and outside doors - 3 x 6m. The territory borders on Kaļķu and Vaives Street with gravel surface. It is situated near the railway Riga-Valmiera with a loading dock near the land ~50 m from the land.

Available utilities: There is a 6 kV cable in the land. Water is available on the land next to it (hydrant). There is a medium pressure gas pipeline on Kaļķu Street ~ 80 m away. There is no wastewater drainage on the land. Household sewage system is in the junction of Lapsu and Vaives Street ~ 220 m away.

Object	Kaļķu Street 12	land	16 537 m ² .
		buildings	3 908,4 m ²

Main uses: construction of industrial and commercial structures.

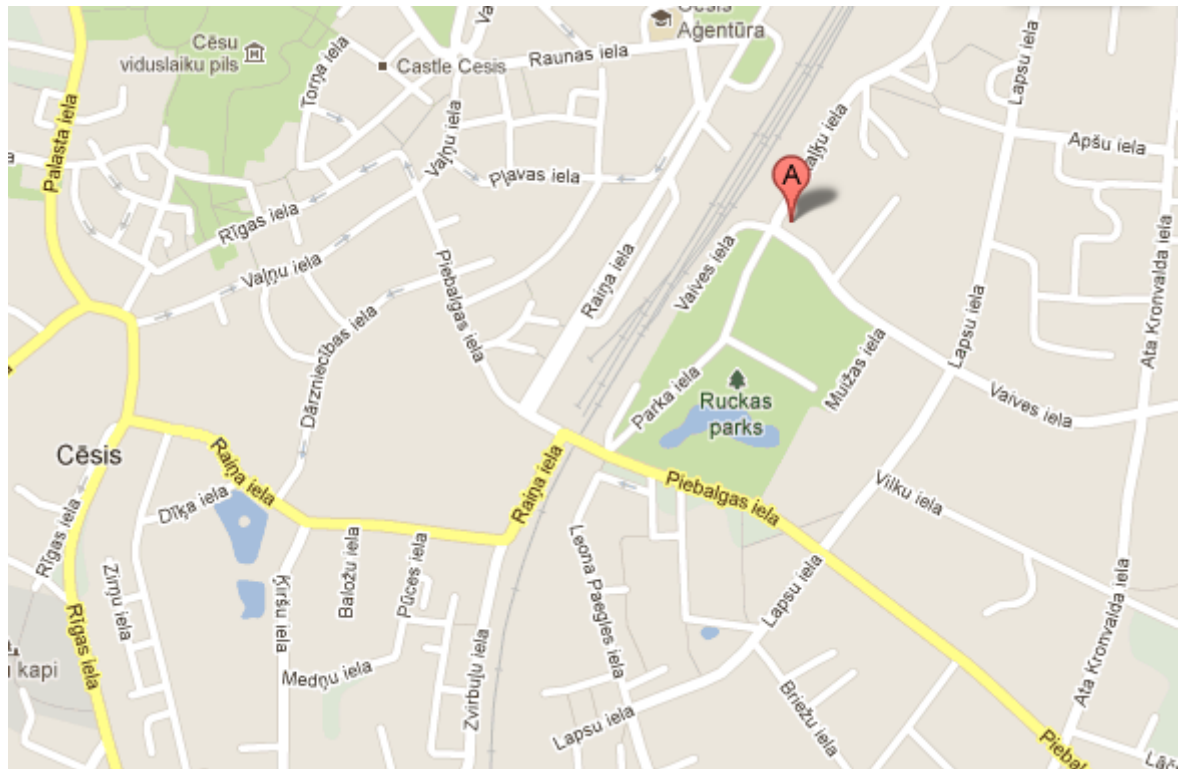
Permitted use:

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

Construction density: to 40% of total area of the land.

Construction intensity: 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.



Kaļķu Street 12



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