

# INVESTING IN LEGHORN

## Investment opportunities

## BARONCINI -VIA ENRIQUES, 8

### Typical Characteristics of the Area

The area surrounding this property is located in "Ponte Ugione" in the north of the city of Livorno, facing both Via Enriques and Via Firenze, near the intersection of these two streets. Via Enriques and the areas surrounding it, display a landscape characterized by industrial buildings, while along the way one may notice the prevalence of open space, as compared to buildings. The key aspect of the area is its location which is in the connection path between the industrial settlements of via Firenze-Picchianti and the freight station of Livorno Calambrone. This area is classified in the Harbour Plan as 'port's interest'.

From the urban point of view the lot falls within the areas for productive activities and business services (Art 25 RU) The area is completely urbanized, fenced and paved.



### Settlement Offer

The proposed localization is divided into joinable 3-4 lots, located in the city of Livorno in via Enriques, 8

The lot has approximately an "L-shape", facing both Via Enriques and Via Firenze, with the possibility of creating additional entries to the same lots.

The localization offer includes several industrial buildings suitable for warehouses, production and business center with offices in excellent condition.

The total area of the lot is about 18,000 square meters, including about 4,400 square meters occupied by buildings, for the dimension of which one should also account for 600 mq. of rooms on the first floor (the buildings correspond to a total of 5,000 square meters of internal surface).

### Cadastral data:

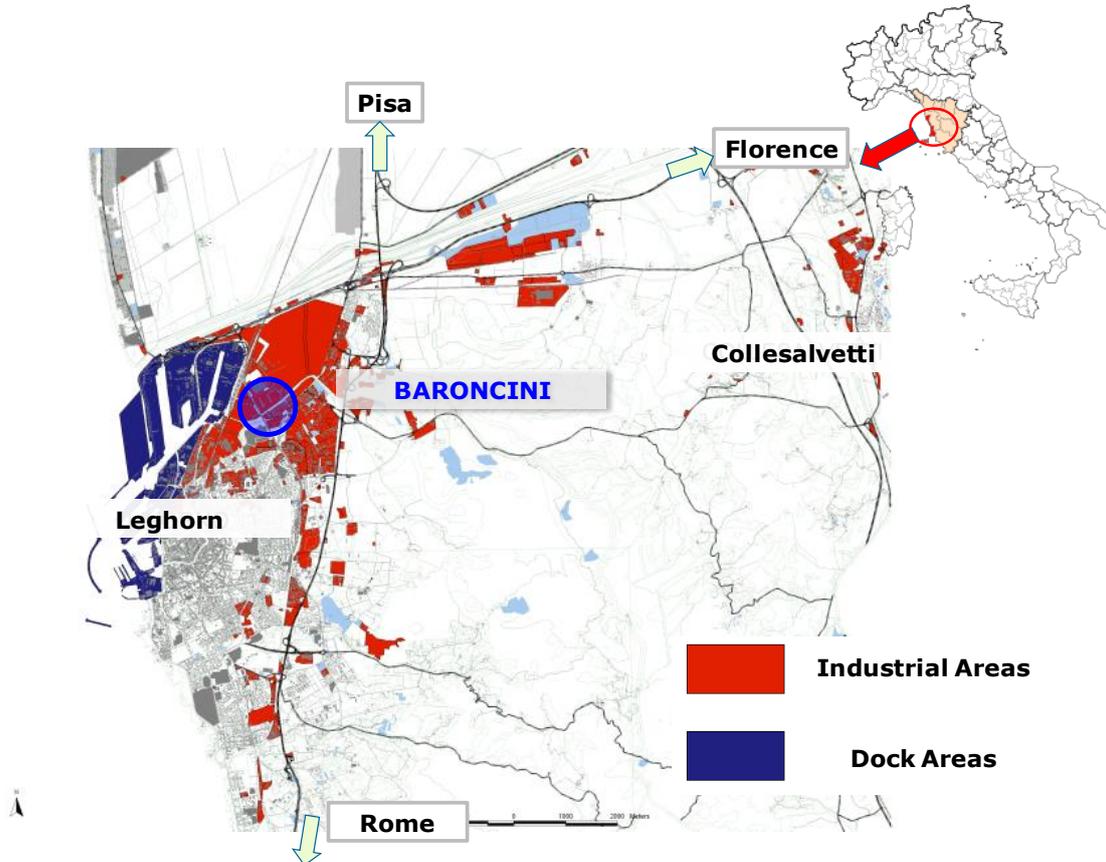
City of Livorno, the number of the map sheet 9, particle number 61, number of subordinate 601



### Types of investment and settlement

The premises were destined to workshop, bodywork and warehouses. The lot can be used for the development of industrial and logistics operations with the possibility of exploiting the wide paved space that surrounds the buildings.

### Location (map)



### Key Benefits

- Located in one of the most important production areas in the Leghorn territory.
- The location of the property is near to one of the main roads of the township, makes the facilities easily accessible from the motorway and the SGC Livorno-Florence.
- Both the executive center and the other facilities have been recently renovated and are in perfect condition.
- Availability of wide parking facilities, perfectly paved.

### Contact us

The building is private property and negotiations are secret.

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