

public culture-related services
commercial services
Fort 48 Batowice



Investment offer

**Wawelska St.
Kraków - Nowa Huta**

area: 2.5821 ha



Ownership	Municipality of Krakow
Area	2.5821 ha
Estimated value of the property	There is no up-to-date appraisal available for the property.
Location	District XV Mistrzejowice, Wawelska St. Sites No 236, 215/16 precinct 1 Nowa Huta.
Current state	The footprint area of the buildings for utilisation is 1.352,30 m ² . The site is not utilised.
Immediate surroundings	A housing estate with multi-family residential development, a fortress green spaces serving as a city park.
Transport accessibility	Car: Access from Wawelska St. Public transportation: Municipal bus and tram line approximately 200 m away.
Utilities	No utilities infrastructure present within the property limits; it is possible to provide utilities connections from adjacent properties or in the adjacent road (high specification). The fort once had a well and septic tanks.
A proposed development programme	The use of the fort shall be connected with adjacent housing estates. It means that venue shall be used for cultural and educational purposes supplemented with entertainment activity, or any other use that facilitating visiting the venue by anyone wishing to do so. The local land use plan for the area of the 'Batowice' Fort allows the venue to be used for: public culture-related services, commercial services (limited to the activities related to boards of management or business units, retail and wholesale facilities, catering facilities, tourism facilities, exhibition centres and technology parks, business incubators, non-disruptive crafts) and storehouses.
Additional information	The venue is entered in the register of historical monuments under the number A-91/M. The fort will be leased out by a written open tender on the following terms: <ul style="list-style-type: none"> • the lease period up to 30 years; • on condition that the activities carried out in the venue will allow anyone to visit the historical site; • the rent shall be paid in two annual instalments - by 21st of June and 21st of December. The rent will consist of fees for the land and buildings; • the lessee will be obliged to revitalize the entire property.
More details about the area	http://obserwatorium.um.krakow.pl