

0011 - Ex Manifattura Tabacchi

Mesola (FE), SS Romea, 255

0011 - Ex Manifattura Tabacchi

Mesola (FE), SS Romea, 255



Ownership

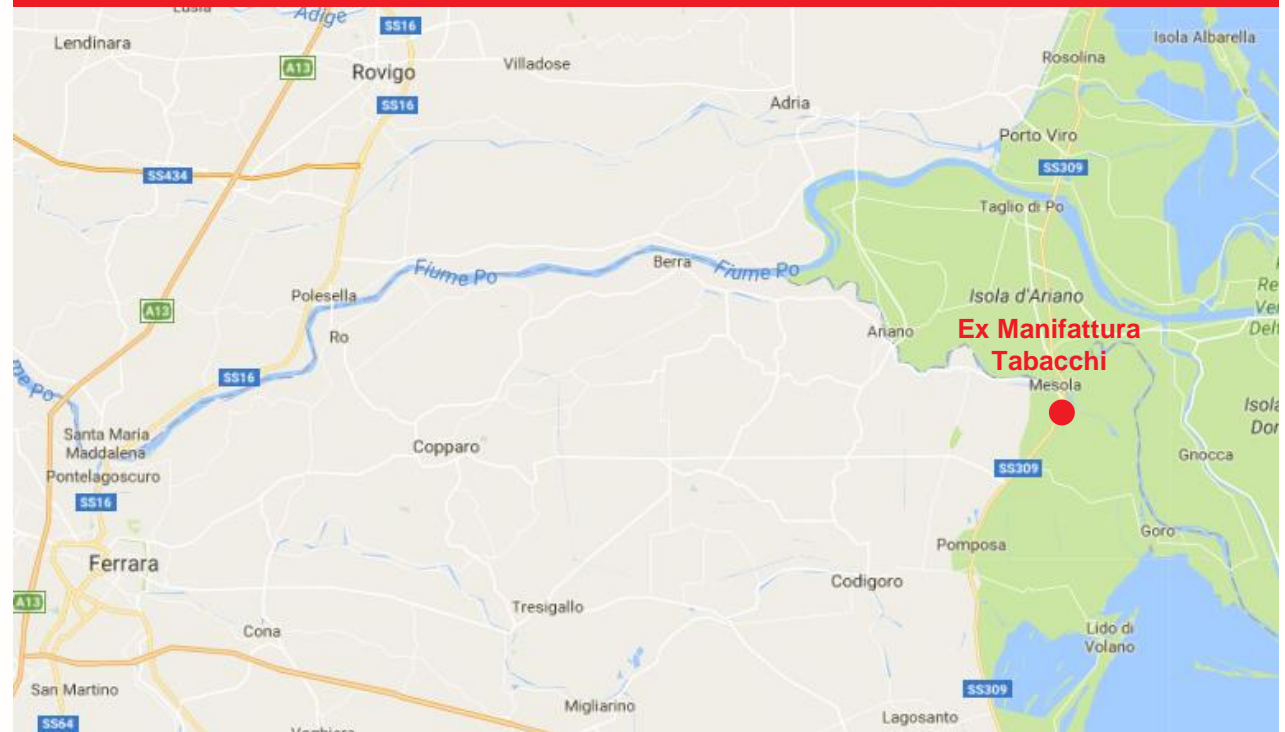
100% Fondo Investimenti per la Valorizzazione – Plus Fund, managed by CDP Investimenti Sgr SpA

Location

The property complex known as the former tobacco factory is located in the village of Bosco Mesola, within the Municipality of Mesola, along the SS 309 state road (Romea) that connects the Emilia-Romagna and Veneto regions, near the Po delta. The estate is 5 km from the centre of Mesola and 65 km from Ferrara.

The area in which the estate is located, the only real industrial/production area in the Municipality, is characterised by small- and medium-sized producers.

Mesola (FE), SS Romea, 255



0011 - Ex Manifattura Tabacchi

Mesola (FE), SS Romea, 255

Description	The building complex consists of two main single-storey buildings (office building of 1,256 sqm and production/warehouse building of 6,438 sqm), connected to each other, and a number of smaller buildings (a total of six buildings), which cover a plot of approximately 31,800 sqm and have a total gross area of 7,649 sqm.
Restrictions	There are no restrictions on the property complex.
Occupancy status	The property complex is vacant.
Planning status - Procedure for development	<p>The municipal structural plan places the area within the 'Specialised area for consolidation production activities.' The following uses are permitted in this area:</p> <ul style="list-style-type: none"> - commercial (medium- and large-sized structures, local businesses) - industrial/handicrafts - public establishments, activities of collective interest - specialist tertiary sector - parking - accommodation <p>The permitted work (renovation, demolition, new construction, change of use) can be carried out directly.</p>

Consistenze del Complesso	
Data	
Gross project area	7,694 sqm
Retail project area	7,694 sqm



CDP Investimenti Sgr SpA does not make any declaration or assume any responsibility for the completeness, correctness and accuracy of the information provided on the property sheet or in relation to any errors, omissions and/or imprecise statements they may contain.

CDP Investimenti SGR S.p.A does not provide any guarantee and cannot be held responsible in any way for the use and/or reliance of the interested parties on the data/documents/information made available on the property sheet. The assessments of the documentation and of the information, the relevant examination and the decisions taken as a result of said assessments are under the full autonomy and discretionary power of each interested party.

The interested parties expressly acknowledge that CDP Investimenti Sgr SpA may at any time, and at its own discretion, amend and/or supplement the documentation contained in the property sheet without any prior notification.

This publication is not an offer to the public or in any way a commitment made by CDP Investimenti Sgr SpA to begin and/or conclude negotiations regarding the property.