

0100 - Ex Centro Servizi

Scandicci, Via del Parlamento Europeo

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CDP Investimenti SGR



Ownership

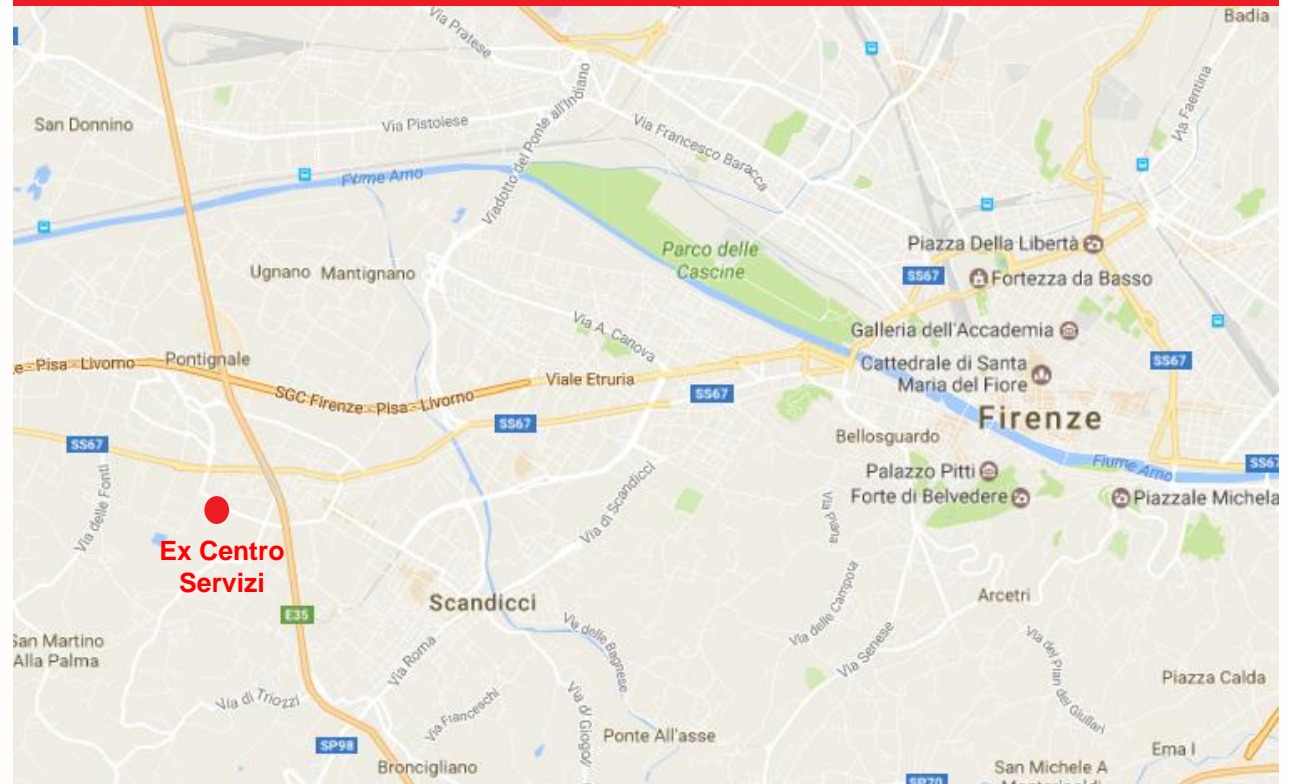
100% Fondo Investimenti per la Valorizzazione – Plus Fund, managed by CDP Investimenti Sgr SpA

Location

The property complex known as the former services centre is located in the municipality of Scandicci (Florence), immediately west of Florence, and is located on the edge of an industrial estate made up mainly of industrial, commercial and office buildings.

The lot's is bordered to the south by the Vingone stream, to the east by Via del Parlamento Europeo, which ends at the SS 67 state road, and to the west by a lot occupied by Enel plants.

Scandicci (FI), Via del Parlamento Europeo



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Description

The property complex, with a GUA of about 28,000 sqm, consists of two buildings. Building A, in which the main entrance is located, consists of three ring-shaped floors above ground with an internal courtyard, while building B consists of two floors above ground, with the ground floor bordering the basement. From a volumetric point of view, the estate is characterized by a 'plate' design and horizontal architectural volumes.

Restrictions

There are no restrictions on the asset.

Occupancy status

The property complex is vacant.

Planning status

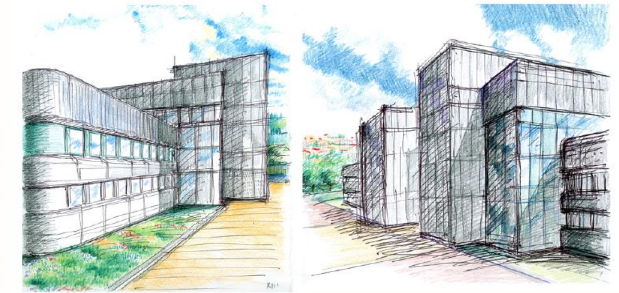
- Procedure for development

The current urban planning instrument frames the area in the "RQ areas" with permitted use destinations: industrial, artisan, directional and tertiary activities, tourist accommodation facilities, retail trade, public facilities or public interest. The enhancement hypothesis foresees the redevelopment of the complex, with its transformation into a productive facility. The new "Piano Operativo" of the Municipality of Scandicci, approved in April 2019, provides direct intervention through the Unitary Project agreement. In September 2018, the Landscape Authorization was issued by the Superintendency pursuant to Legislative Decree 42/04.

Property details

Data

Gross area	28,367 sqm
Retail area	28,367 sqm



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