

FIRE STATION

Take the opportunity and create #newstories together with us!



Fot. Maciej Leszczyński

KEY DATA:

Building no.: 150A

Size: 550 m²
(incl. 75 sqm roof terrace)

Measurements: 34,2m x 9,3m
Height & floor level: 10,4m

Floors: 2

New function: gastronomy

Parking: paid parking available
in close proximity

Protection status: listed

PROPERTY DESCRIPTION

The Fire Station building is an adaptive reuse project located at the Road to Freedom, just across the refurbished Dyrekcja building. Built in 1878 as one of the core buildings on the Imperial Shipyard, the building from the beginning functioned as a fire station including a coach house and stables for horses.

The refurbishment of the two-storey building will respect the architectural qualities of the historic building and maintain its raw, industrial character.

Considering the physical aspects in combination with its strategic location, the Investor is looking for a tenant, who will create here a destination for people to come together, seeking a good time, socialize, party, wine & dine in a beautiful historic, industrial setting.

We welcome innovative concepts that combine different functions, like retail, bar, restaurant, event space etc. Around the building there is ample space to create outdoor seating areas. Moreover, the building offers a large outdoor terrace on the first floor.



LOCATION ON THE AREA:



ACCESS TO PUBLIC TRANSPORTATION:

- SKM / PKM 12 min (1,400 m)
- Bus / Tram 5 min (500 m)

CONTACT:

Stocznia Cesarska Development

Agnieszka Braun
Leasing Manager

agnieszka@stoczniacesarska.pl
+ 48 667 631 755

DESIGN:

The design, currently awaiting conservators permit, assumes maintaining the main body and raw character of the building.

The building will be renovated to a Developer Standard. This included the repair of external walls, replacement of the roofing, window and door woodwork, the replacement of the floor and media connections (water, electricity, sanitary sewage, heating, telephone and internet networks). Due to its poor technical condition and lack of historic values, the west-annex of the building will be demolished. The east annex with the terrace on the first floor will be renovated.

The ground floor level can accommodate a restaurant with a kitchen area. The consumption room is planned for approximately 45 places. The main entrance to the restaurant for customers is situated in one of the gates in the east-annex. On the south façade, the existing entrance is for employees and deliveries. The north-staircase is meant for the restaurant clientele/users of the first floor.

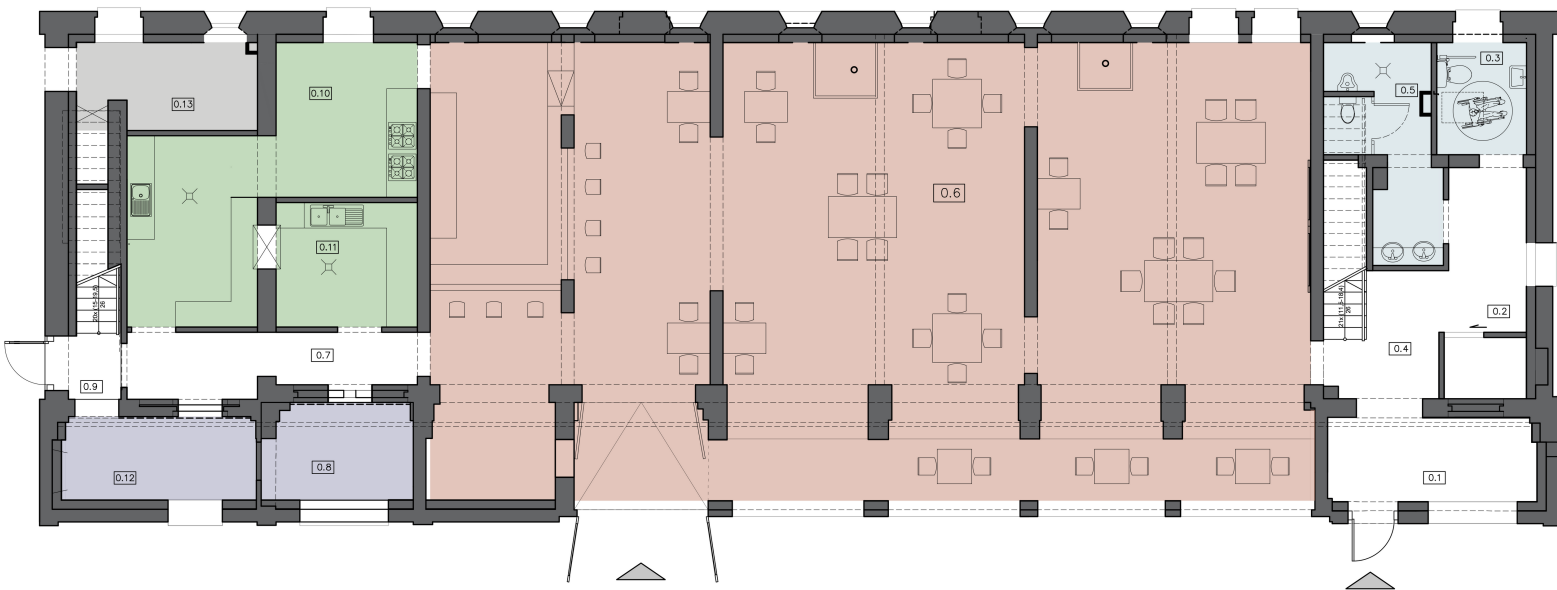
This floor can either be an extended restaurant space, connected to the ground floor (e.g. seating areas, event space), or it can be organized more separated with other functions (e.g. office suits, meeting rooms).

The concept is flexible and can be further adjusted and refined on the basis of your requirements.

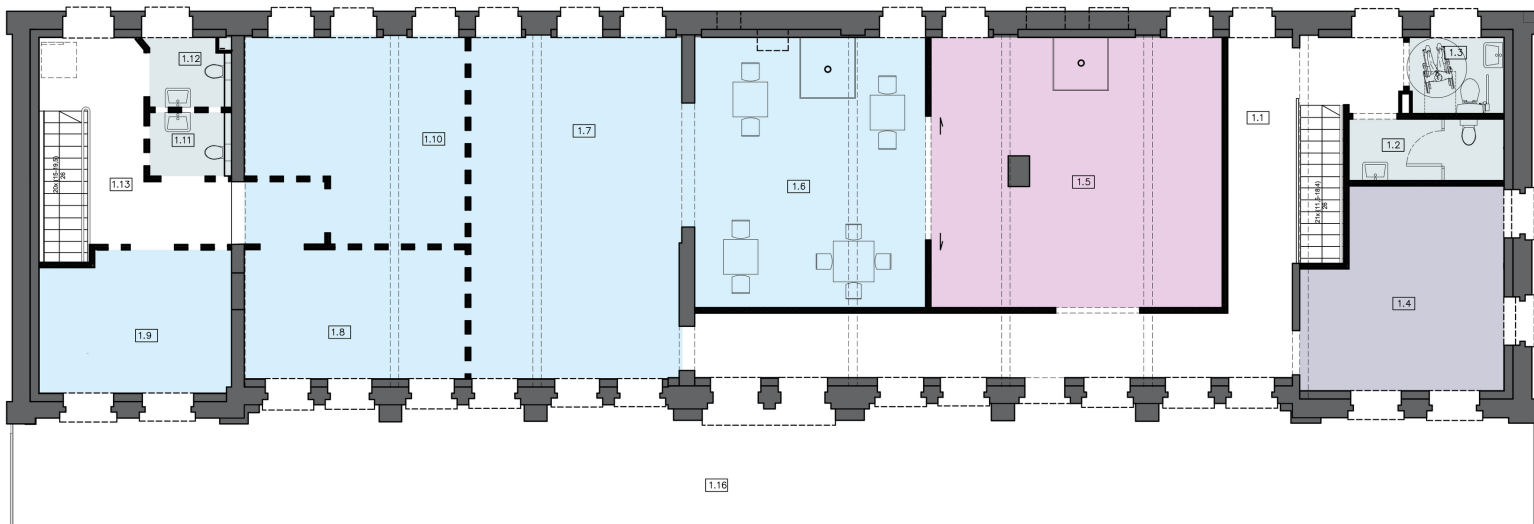


FIRE STATION

EXAMPLE LAYOUT GROUND FLOOR



EXAMPLE LAYOUT 1ST FLOOR



LEGEND

- SALA KONSUMPCYJNA
- KUCHNIA/ZAPLECZE KUCHENNE
- MAGAZYN
- KAWIARNIA/ZAPLECZE KAWIARNI
- BIURA
- WEZEL CIEPLNY
- TOALETY

BILANS PROJEKTOWANYCH POWIERZCHNI – PARTER			
0.1	KOMUNIKACJA	GRES communication	6,79 m ²
0.2	KOMUNIKACJA+SCHODY	GRES communication+stairs	17,41 m ²
0.3	WC DLA KOBIEC / WC DLA NIEPELNOOSPRAWNYCH	GRES WC for women WC for disabled person	5,02 m ²
0.4	MAGAZYN	GRES storage room	2,47 m ²
0.5	WC DLA MĘCZYZN	GRES WC for men	9,32 m ²
0.6	SALA	GRES consumption room	200,13 m ²
0.7	SLUZA	GRES buffer	8,48 m ²
0.8	MAGAZYN	GRES storage room	7,07 m ²
0.9	KOMUNIKACJA + SCHODY	GRES communication + stairs	6,83 m ²
0.10	KUCHNIA	GRES kitchen	24,31 m ²
0.11	ZMYWALNIA	GRES dish washer	8,87 m ²
0.12	MAGAZYN	GRES storage room	8,09 m ²
0.13	WEZEL CIEPLNY	GRES heating room	8,51 m ²
POWIERZCHNIA UŻYTKOWA ŁĄCZNIE usable space total			315,28 m ²

BILANS PROJEKTOWANYCH POWIERZCHNI – PIĘTRO			
1.1	KOMUNIKACJA	GRES communication	32,05 m ²
1.2	WC DLA MĘCZYZN	GRES WC for men	4,67 m ²
1.3	WC DLA KOBIEC / WC DLA NIEPELNOOSPRAWNYCH	GRES WC for women/ WC for disabled person	3,52 m ²
1.4	MAGAZYN	GRES storage room	18,89 m ²
1.5	POMIESZCZENIE BIUROWE	GRES office room	37,68 m ²
1.6	KAWIARNIA	GRES cafe	29,58 m ²
1.7	KAWIARNIA Z BAREM	GRES cafe with bar	36,09 m ²
1.8	POM. PRZYNALEŻNE DO ZAPLECZA GASTRONOMICZNEGO	GRES room belongs to the gastronomy facilities	14,23 m ²
1.9	POM. PRZYNALEŻNE DO ZAPLECZA KAWIARNI	GRES room belongs to the cafe facilities	13,30 m ²
1.10	POM. PRZYNALEŻNE DO ZAPLECZA KAWIARNI	GRES room belongs to the cafe facilities	20,02 m ²
1.11	WC MĘSKI	GRES WC for men	2,52 m ²
1.12	WC DAMSKI	GRES WC for women	2,78 m ²
1.13	KOMUNIKACJA	GRES communication	12,99 m ²
POWIERZCHNIA UŻYTKOWA ŁĄCZNIE usable space total			228,32 m ²
1.16	TARAS	GRES terrace	75,31 m ²
POWIERZCHNIA UŻYTKOWA ŁĄCZNIE usable space total			303,63 m ²