



invest in tuscanY

**Project: MULTI SERVICE SPACE
FOR CULTURE, LEISURE AND COMMERCE**

Municipality: Follonica

Address: Via Roma

**Typology: EXHIBITION AREA, SHOWROOMS,
SERVICES, ADDED VALUE SERVICES,
OFFICES**

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Le ali alle tue idee

FONDERIA 1 – MULTI SERVICE SPACE FOR CULTURE, LEISURE AND COMMERCE

In the frame of the large urban renovation programme initiated some years ago to redefine the spaces and functionality of the city centre of Follonica, the former Grand Duchy Ironworks buildings by far take the stage over other interventions. In particular, the former foundries dating back to the 16th century stand out as stunning examples of early European industrial architecture and of contemporary fine redesign and renovation projects, in these case led by Vittorio Gregotti. Fonderia 1, the first of the two main buildings, has been converted into a multi-service space for exhibition and trade fairs, including conference rooms, offices and leisure spaces. The focus sectors are those qualifying Follonica as a growing economic area, such as leisure and tourism, high-tech and digital services, quality agrofood and top wines industries. Being an historical building and property of the State of Italy granted to the Municipality of Follonica, availability for investors is for an up to 50 years grant with a first two years free tenancy, making it ideal for investment on active management of the structure and/or hosting of service and commercial activities.



MAIN CHARACTERISTICS

Property: public, individual, State of Italy

Availability: grant for up to 50 years, first two years free tenancy – further lease negotiable

Timing: negotiable

Current use: renovation in progress - available from fall 2014

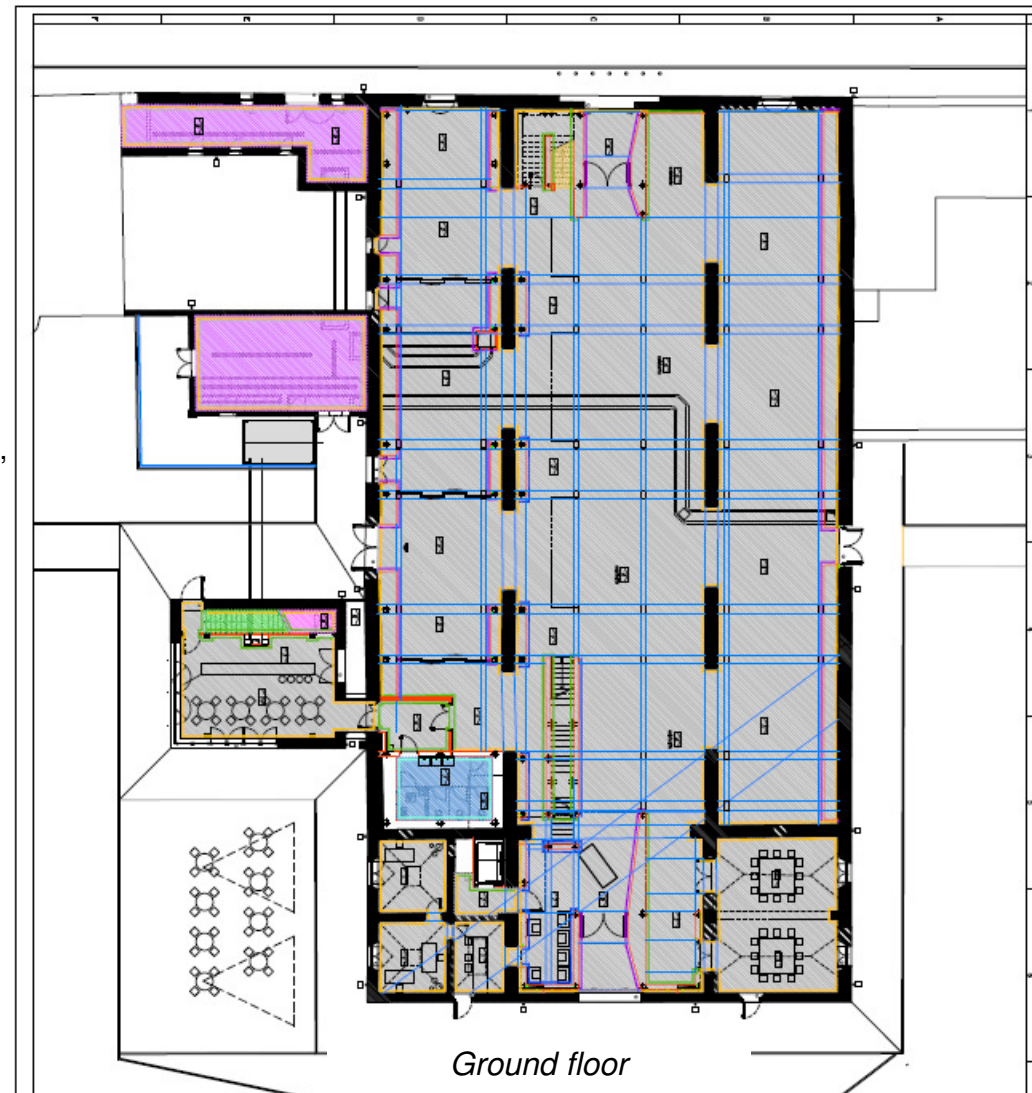
Intended use: exhibition area, showrooms, services, value added services, offices

Net building surface: 2046 sq. mts. (+ 145 sq. mts. restaurant)

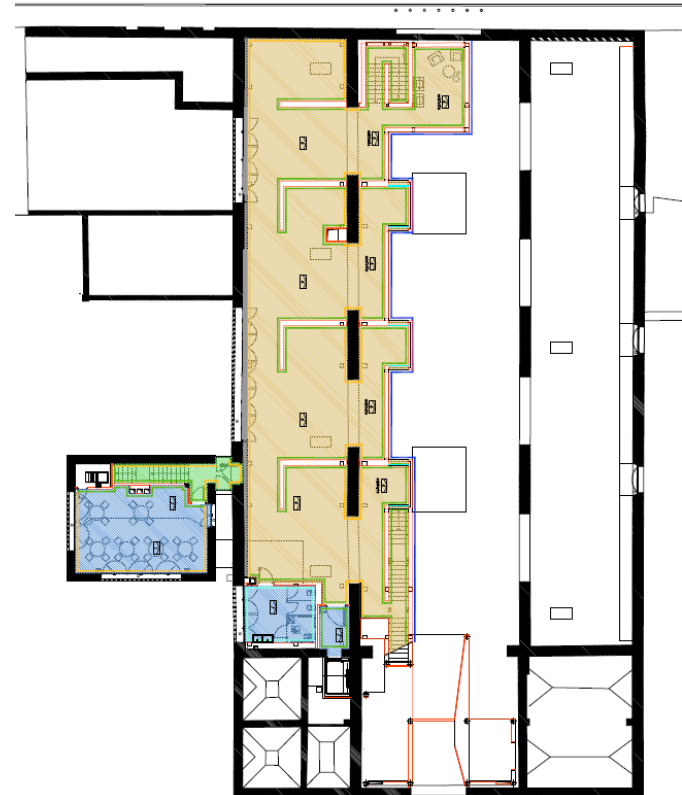
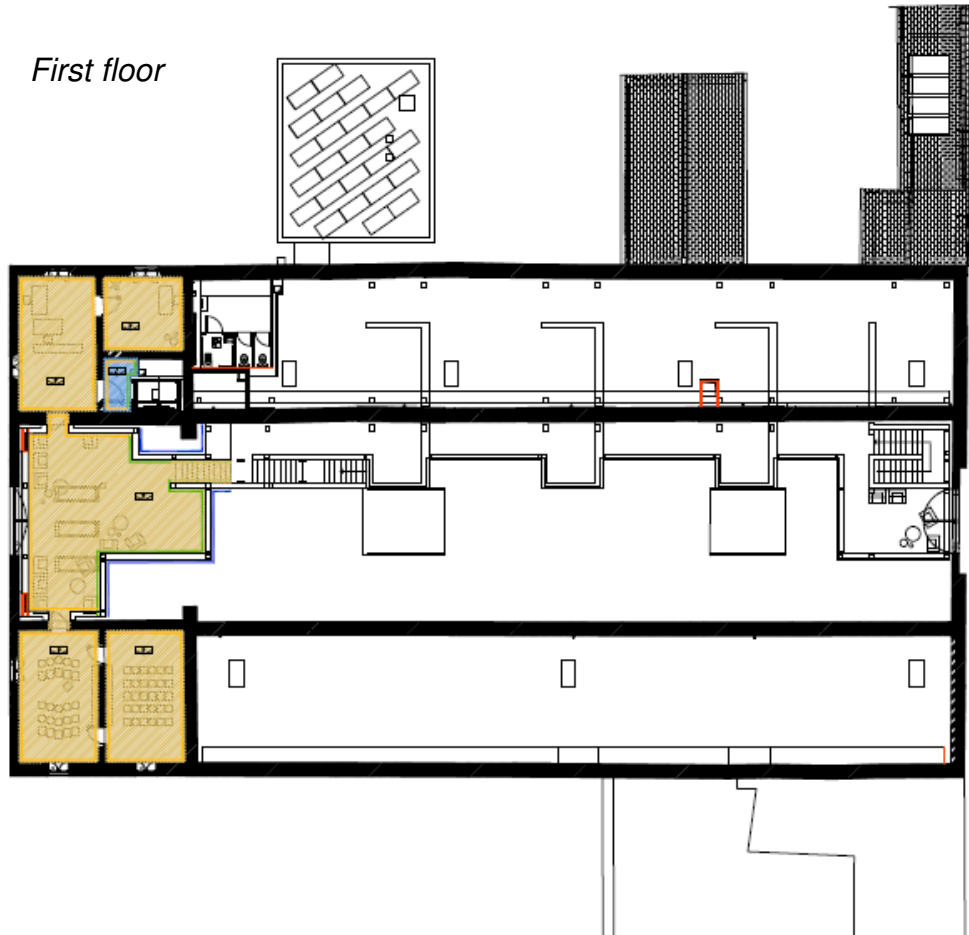
Gross building surface: 2388 sq. mts.

Building Volume: 15900 sq. mts.

Present condition: renovation in progress – available from fall 2014



First floor



Interior - loft

INFRASTRUCTURING AND CONNECTIONS

Main distances:

Grosseto 48 Km

Siena 84 Km

Pisa 114 km,

Florence 145 km

Rome 236 km

Milan 385 km

Main airports:

Pisa International Galileo Galilei: 112 Km

Rome International Leonardo da Vinci: 220 Km

Main logistics platforms

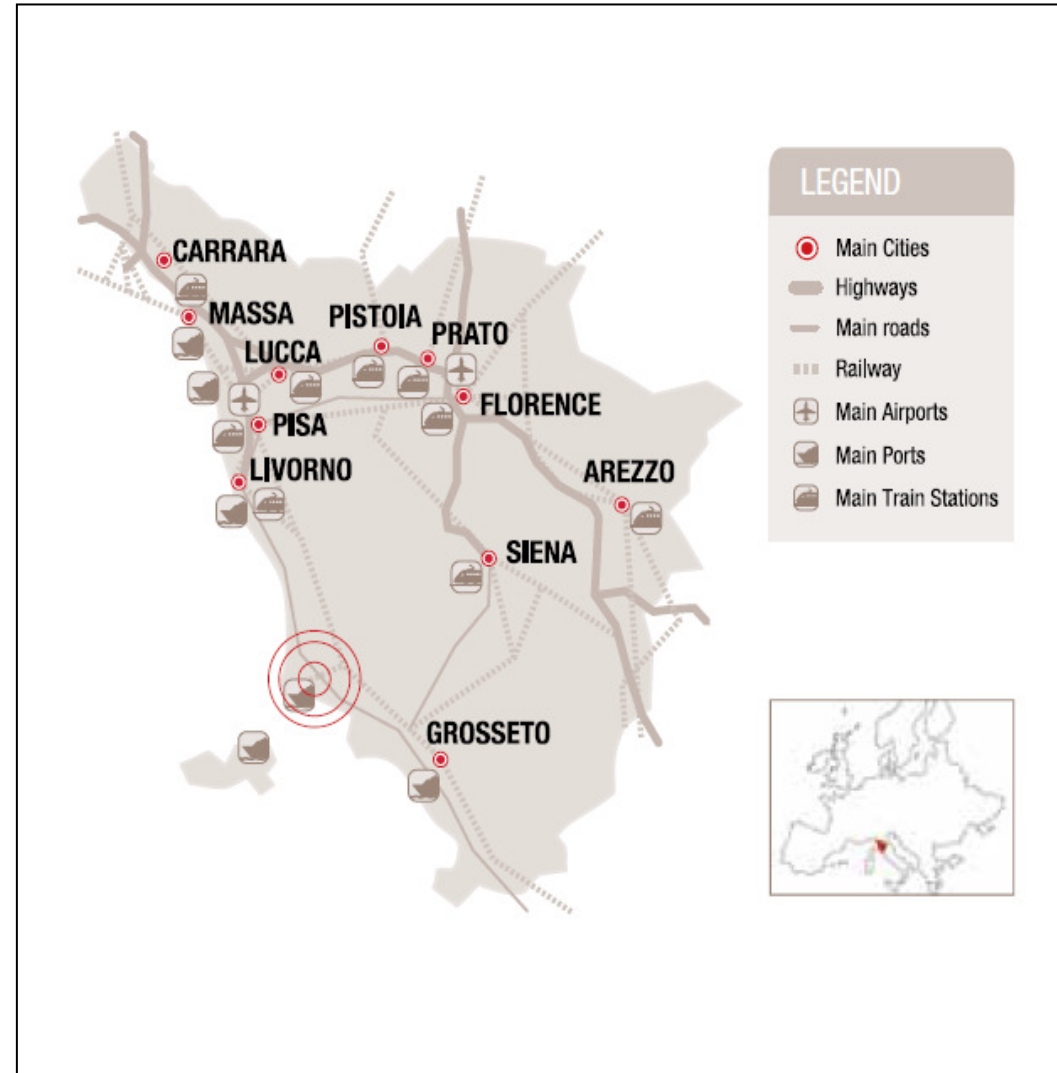
Leghorn (shipping terminal) 94 Km

Leghorn (logistic terminal) 98 Km

Genoa (shipping terminal) 270 Km

Main roads

A12 Genoa Rome (SS1 «Aurelia») E80



Detail contacts:



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