

PANNOVA
GROUP

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Pannova Group
H-7625 Pécs, Hunyadi utca 19.
Telephone: +36 72 513 631
E-mail: hello@pannovagroup.eu
Web: pannovagroup.eu

PANNOVA GROUP PROPERTIES AVAILABLE FOR FLEXIBLE USE – PÉCS, ÁLMOS STREET

PROPERTY DESCRIPTION

The property is located in Álmos Street, in the eastern part of Pécs. The building complex was constructed in the early 1970s, and the plot formerly formed part of the Pécs Panel Plant site.

An industrial estate-type function is currently emerging on the former panel plant site. Many of the older buildings have been refurbished, new halls have also been constructed, and a number of companies have established operations in the area. As a result of its continuous growth, the industrial area now extends from Main Road No. 6 to Mohácsi Road.

A Tesco supermarket is located to the north-east of the property, while a retail park is currently under construction directly to the north of the site.

There are two building units on the property.

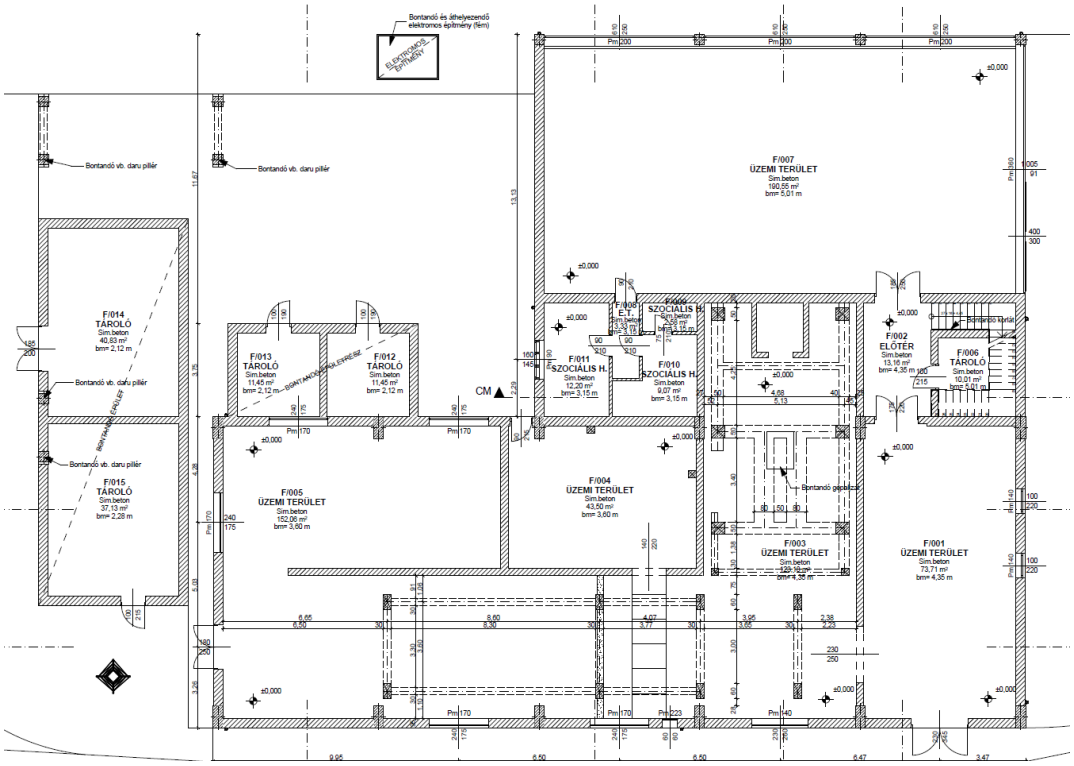
The first is a multi-section industrial hall with varying internal heights and a total floor area of 4,800 m^2. Several sections of the hall are crane-served; however, the condition of the cranes requires inspection. This building complex also includes a four-storey office building with a floor area of 250 m^2.

The multi-phase refurbishment of this building complex is scheduled to begin in the first quarter of 2026. The first phase will include the partial façade cladding with sandwich panels, as well as the replacement of windows and external doors, industrial gates and rooflights.



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The second building is also divided into several sections and rises to three storeys at its highest part. The building has a floor area of approximately 750 m^2.



ACCESSIBILITY

The industrial site has two entrances and benefits from good accessibility. One entrance provides access from Main Road No. 6 from the north, while the other provides access from Mohácsi Road from the south. From the site, the M60 motorway exit is only 8 kilometres away.

Parking spaces are available on privately owned land directly next to the building complex.

Urban public transport can be reached within a few minutes' walk.

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UTILITY INFRASTRUCTURE

All utility infrastructure was installed on the site and within the property in the past; however, much of it is currently not in use. The condition of the utilities requires inspection and, depending on the intended function to be accommodated on the site, may need to be refurbished as required.

Utility services within the area are provided by Mecsek Holding Kft.



LAND REGISTRY DATA AND PLANNING REGULATIONS

Land registry plot number: Pécs 41290/37
Land registry designation: industrial premises and building
Site area: 11,256 m^2

The current zoning classification under the applicable Local Building Regulations is **Gip-e-1756**.

The Other Industrial Economic Zone is intended for the placement of industrial buildings, energy-supply facilities, structures related to renewable energy sources, municipal operations buildings and warehouses used for economic purposes that do not have a significant adverse impact on the environment and cannot be located in other areas designated for building.

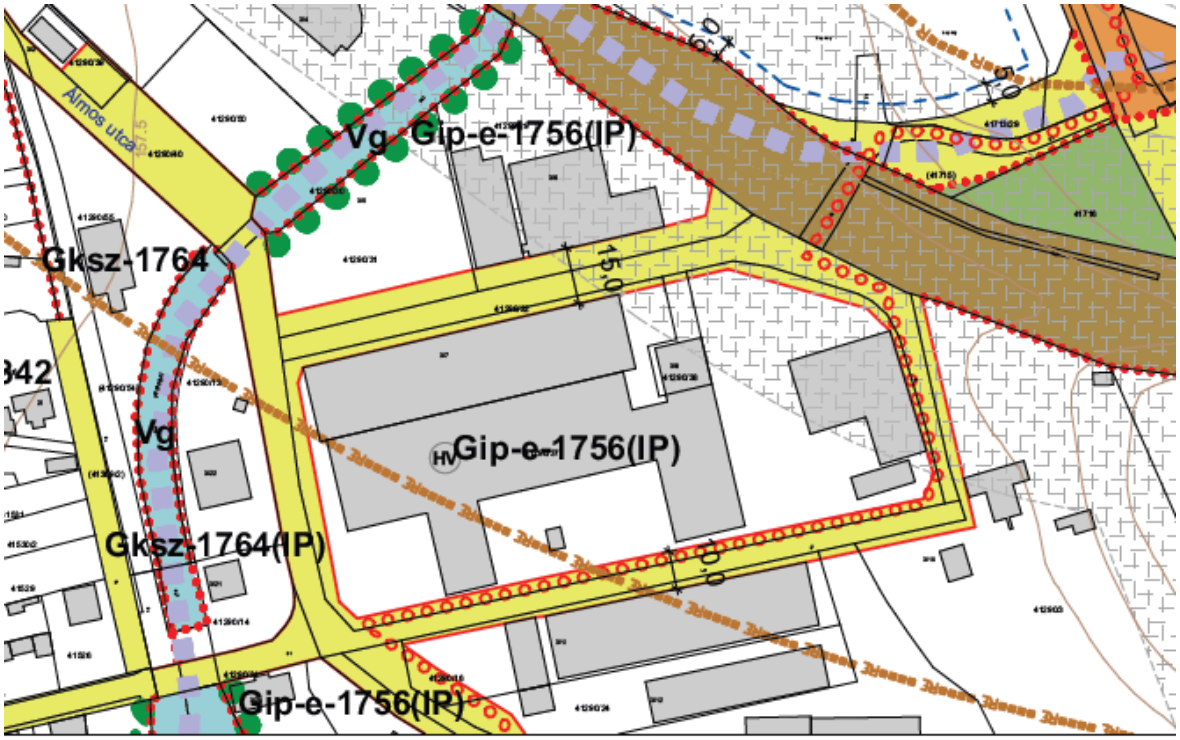
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Buildings located within the Other Industrial Economic Zone may also include:

- offices,
- worker accommodation related to the economic zone,
- commercial and service uses,
- research and innovation uses.

Limit values applicable to the site:

- maximum site coverage: 40%
- minimum plot size: 1,100 m^2
- minimum green area ratio: 40%
- building height: 12.5–15.5 m



Gip-z GIP-e	Zoning code	Code of specific provisions code	building arrangement	plot			above ground level		building height				front setback	number of permitted uses per plot	
										min.	max.				
				minimum plot area that may be formed	minimum plot width that may be formed	minimum plot depth that may be formed	maximum permitted site coverage (corner plot)	maximum permitted floor area ratio (SZTM)	minimum green area ratio (corner plot)	along the street frontage	within the inner block area	for a detached building on a side or rear boundary		divisor	max. number
13	**1756**	**(IP)**	SZT	1100	30		40	2	40	12,5	15,5				

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DESCRIPTION OF THE BUILDINGS

Hall No. I:
- Floor area: 2,484.84 m^2
- The hall is crane-served
- Crane capacity: 10 t; currently out of use, condition to be inspected
- Has its own welfare facilities
- Has its own office
- Fully serviced

Hall No. II:
- Floor area: 818 m^2
- The hall is crane-served
- Crane capacity: 2–3 t; currently in use, condition to be inspected
- Has its own welfare facilities
- Fully serviced

Hall No. III:
- Floor area: 569.99 m^2
- Has its own welfare facilities
- Has its own office
- Fully serviced

Vehicle Repair Workshop:
- Floor area: 204.7 m^2
- Crane capacity: 12.5 t; currently out of use, condition to be inspected

Workshop No. II:
- Floor area: 116 m^2

Office Building:
- Floor area: 250 m^2
- Number of storeys: 4

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Appendix No. 1 – IMAGES, SKETCH MAPS





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