

# *Celje, occupied warehouses and development land*

**FOR SALE**



**SLOVENIA INVEST**



# Executive Summary

- Two rented warehouses and a large development site are offered for sale in two lots, as asset deals, to be sold free of encumbrances.
- The owner is in a wind down process and is highly motivated to sell.
- Hudinja is an excellent location, being on the junction of pan European transport corridor 5, and the main road that leads from Celje to Laško.
- The local municipality is planning a 30 hectare industrial zone, immediately adjacent to the site - this is expected to become one of the most important logistics hubs in Slovenia.
- A small railway track runs along the east border of the site, this links up with the main railway that runs east west through Slovenia.
- Lot 1 comprises a two-storey warehouse of 26,191m<sup>2</sup> on a plot of 24,481m<sup>2</sup>, constructed in 1973 that comprises a 5m high ground floor, and 3m high first floor, that is 60% rented to 13 tenants.
- Lot 2 comprises a large plot of development land of 51,110m<sup>2</sup>, with a two-storey warehouse of 11,953m<sup>2</sup>, that was constructed in 1985 and roof was renovated in 2001 that is fully rented to two tenants. It comprises the ground floor, with ceilings of between 4m and 10m high, and office accommodation on the first floor, with a one-storey warehouse extension to the east with ceilings of 6m.
- Although the urbanistic plan for the area is yet to be finalised, the local authority has informed us that approximately 9,500m<sup>2</sup> of the development land is designated for parking, whilst 12,000m<sup>2</sup> is designated for retail, industrial or any other commercial use, with up to 90% density, and a maximum height of 15m. Underground parking will also be permitted. A new road is planned through the site that will provide access from the sliproad that leads off the highway to the new industrial zone.
- There is good visibility of the site from the junction, which is one of the busiest in Slovenia, with traffic flow of 2,500-3,000 cars per hour during rush hour.
- The forecasted rental revenue of Lot 1 for 2018 is 293,863€. There is potential to increase this through renting out the available space on the first floor and active asset management.
- The forecasted rental revenue of Lot 2 for 2018 is 232,828€. There is potential to increase this through active asset management.
- Whilst the two warehouses are dated, they are in serviceable condition, and no CAPEX is anticipated in the near future.
- Offers are invited for the two lots, either separately or together.



*Hudinja*  
Celje, Slovenia





*The property has been well maintained and is in serviceable condition*

# *Ownership structure, transaction process and contacts*

These freehold properties are available for sale as real estate assets. The properties will be sold free of debt and encumbrances.

Expressions of interest and non-binding offers are invited for the two lots, either separately or together. Non-binding offers should include the price in euros you are willing to pay, details of which advisors you would appoint to assist with due diligence and how long you believe the process would take, and an indication of when you would expect the acquisition to complete. Please also include the loan-to value percentage you would require from your bank. Offers must be accompanied by proof of funds in the form of a balance sheet, bank statement, term sheet from a bank, or a letter from a lawyer or accountant confirming that in their opinion you have the means to acquire the property.

A comprehensive data room has been prepared and access may be granted following receipt of a non binding offer.

Under no circumstances are any approaches to be made to the sellers, management or employees of the of the owner directly in any matter relating to the sale, without the prior written consent of the sales agent.

*All enquiries should  
be directed to:*

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