



**Area**

8,295 sqm

**Conditions**

Partially restored

**Possible uses**

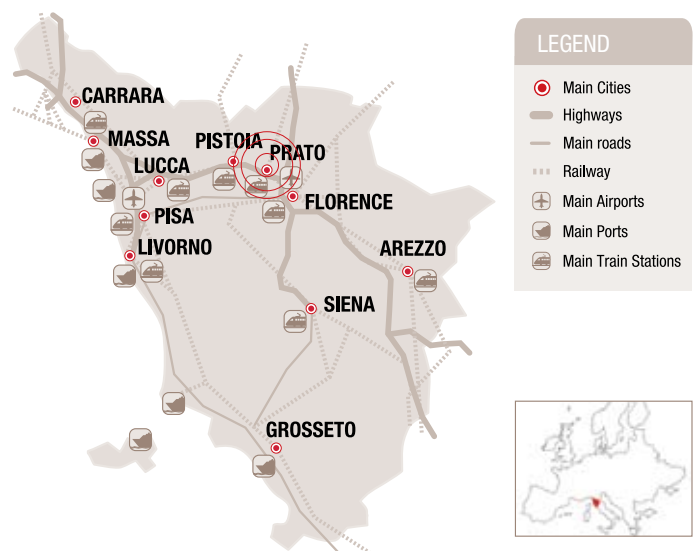
Commercial, Office, Leisure

**PRATO**

**AREA PEYRON**

**Overview:**

The investment opportunity regards the purchase of the buildings of the “Peyron area”, an old industrial complex located in the natural settings of the Bisenzio river, close to both Prato and Florence. The investment comprises two distinct opportunities: a building in the north and a building in the south of the complex. Angelo Peyron purchased the estate at the end of 1800 and built a wool factory on the foundations of an old mill, transforming the property into a true industrial city with internal transport infrastructures and making the company one of the most important in his day. The areas available within the estate and the possible link between the two blocks make



it possible to plan a single centre, which could be exploited for commercial and leisure purposes: the characteristics of the buildings and local demand suggest the opportunity to successfully develop a retail and shopping centre.



EXISTING BUILDING

## Structure description:

The Peyron complex comprises eight industrial blocks (total area of 8,295 sqm), divided into two groups by a river and linked by a bridge. The building in the north (2,976 sqm) is well preserved and is still partially used by the local craft industry and as a venue for contemporary art exhibitions; it retains the old turbine built to generate hydroelectricity for the factory out of the river. The building in the south (5,319 sqm) has recently been partially restored and it is equipped with an internal lift. It also has a spacious open terrace of 500 sqm and an external area which includes a 1,351 sqm yard and an 80 sqm coal yard. Used until the 1980s for industrial purposes, the south building is currently unused. The two buildings are connected both by the main road SS325 and by a footbridge; both are equipped with facilities and parking spaces.

### SUMMARY

#### Type of investment opportunity:

The investment opportunity regards the purchase of the buildings of the "Peyron area". Although the investment opportunity relates to two distinct properties, the north and south blocks, they can be considered as part of a single project. The property for sale may be used for different purposes and could be successfully converted into a retail centre, integrated with facilities for leisure activities and other services.

#### Conditions:

The building for sale in the north is well preserved and still partly used by local craft industry. The building in the south has recently been partly restored and it is currently unused.

#### Year built:

End of the 19<sup>th</sup> century

#### Use provided for by the current Town Planning Regulations:

Commercial, offices, leisure

#### Location:

The Peyron complex is located in the Bisenzio Valley, an area close to Prato and Florence where there is a rapid economic development and an increasing demand for services.

## Key advantages:

- Excellent location in an area of wonderful natural surroundings where there is a rapid economic development and an increasing demand for services.
- Ease of access due to the closeness to the Vernio station, on the Florence-Prato-Bologna railway line.
- Large estate complex, which actually constitutes one of the best preserved examples of industrial archaeology in the area, suitable for both commercial and service uses.
- The two different areas in the complex make the investment opportunity highly flexible to investor's preferences.

#### Municipality:

Vernio (Prato)

#### Accessibility:

26 km away from the A11 highway (Prato east exit), 23 km from Prato Central train station and 42 km from Florence International Airport. Distances from main cities: Prato 24 km, Florence 66 km.

#### Ownership:

Private

#### Area:

- **Total area for sale:** 8,295 sqm
  - **North Peyron** (Total area: 2,976 sqm)
    - Building: 2,266 sqm
    - Open yard: 710 sqm
  - **Details of buildings:**

North Peyron	Area (sqm)
Ground floor	1,314
First floor	952
Outdoor square	710
<b>Total</b>	<b>2,976</b>

- **South Peyron** (Total area: 5,319 sqm)
  - Building: 3,888 sqm
  - External area: 1,431 sqm

#### Details of buildings:

South Peyron	Area (sqm)
First floor	1,215
Terrace	500
Ground floor	1,715
Coal store	458
Square	1,351
Coal yard	80
<b>Total</b>	<b>5,319</b>

#### Facilities:

The buildings are equipped with modern infrastructures, such as electricity, telephone, sewage, gas, water and parking spaces. The water system is an important asset: the buildings are connected by an old spring which allowed a turbine to generate the energy needed to run the factory.

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