

# Available industrial properties in Lyse/Lysekil



Property area 8049 m<sup>2</sup>

- "Parking area" (West and south of the building) 3 613 m<sup>2</sup>
- Fenced with fences and gates (East of the building) 3 136 m<sup>2</sup>



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### *Property designation*

Lyse Kyrkeby 2:12

Address

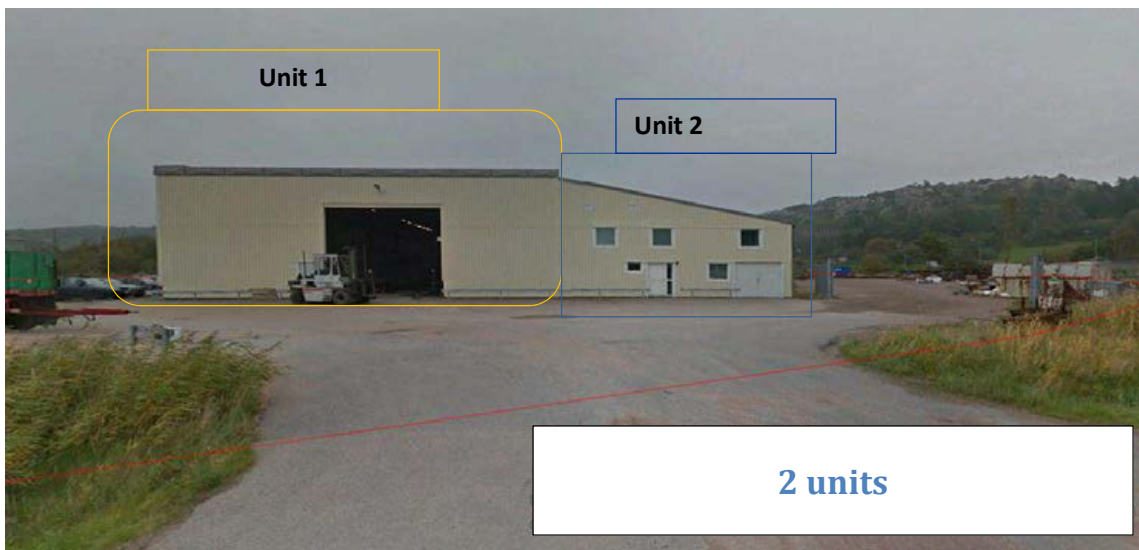
Fjälla 142

453 91 Lysekil

[Driving directions link / find your way](#)

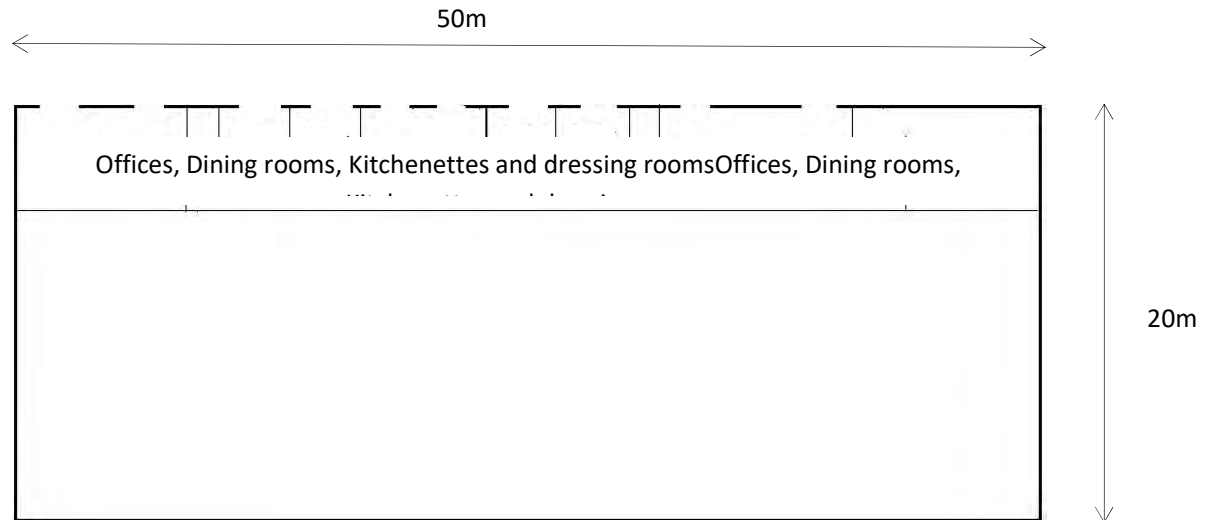


## The exterior

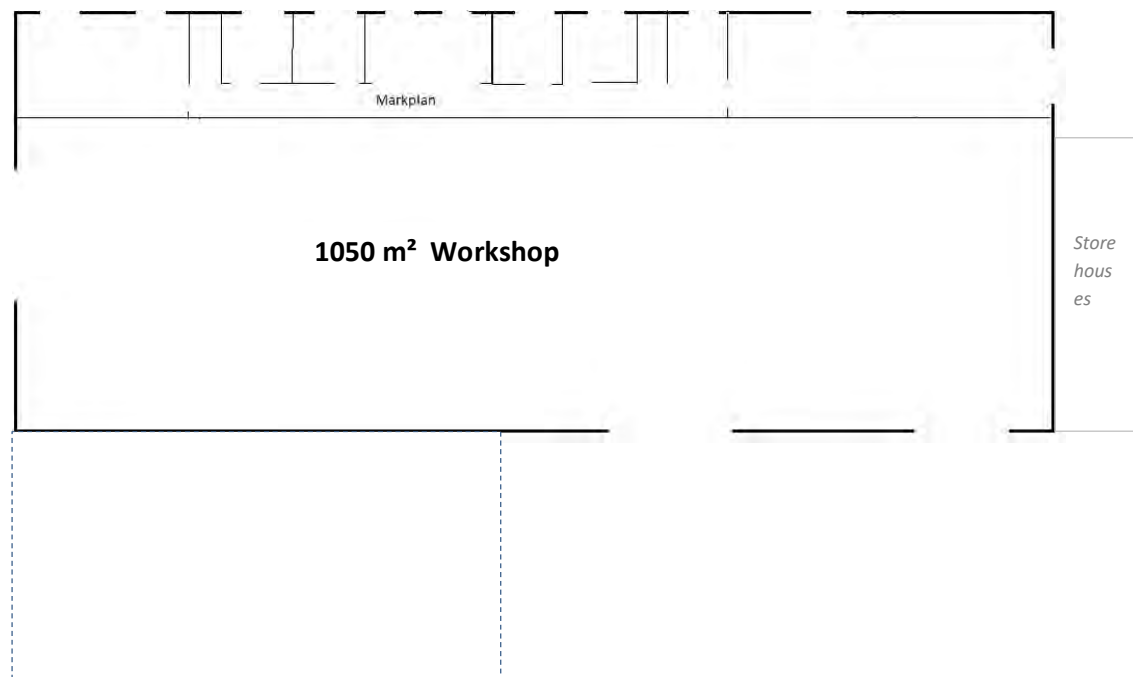


## Unit 1 / Main Building

### Current Area & Plan Solution



*Overview sketches, not exactly scalable*







#### 2st traversers

- 3,2 T
- 2 T  
/ Demag



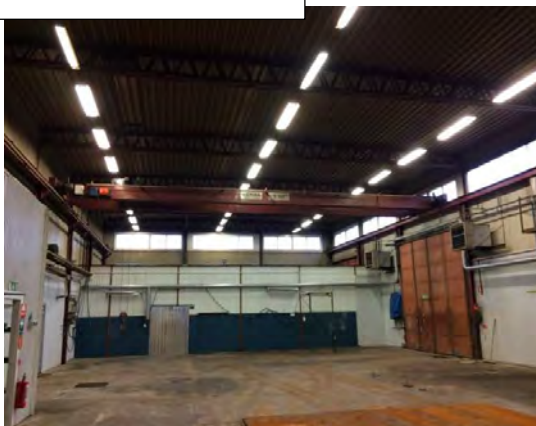
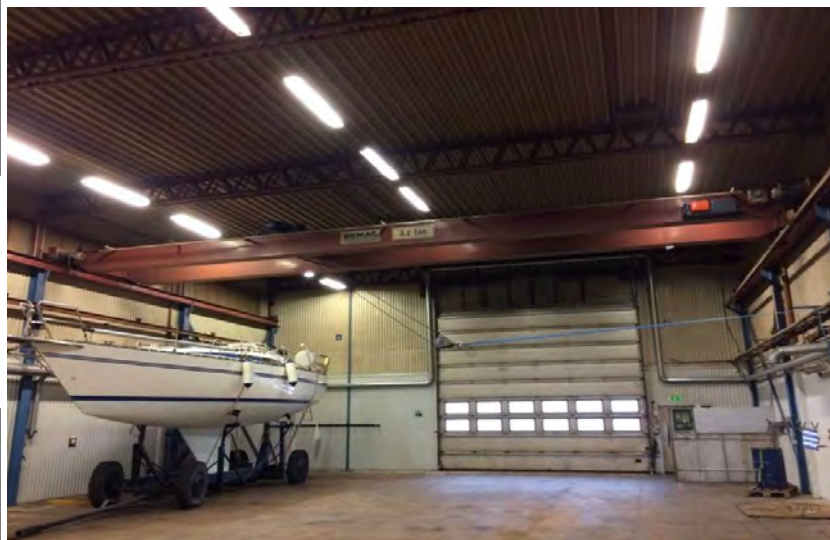
#### The ship has 3 Gates

1. Width 6m Height 6m
2. W 4.5m H 4.5m
3. W 4.5m H 4.5m

#### Free height below:

- Roof, approximately 7.3m
- Roof beams approx. 6.6m
- Traverses approx 5.5m

*Ports' strategic positions make it easy to shield multiple areas. I.e. as is 110m<sup>2</sup> in the north end*



110 sq.m.



### Storage space's

In several rooms and areas

In direct connection to the north wall of the main building (unit 1) /short side there are 4 assembled storage containers.



## Other

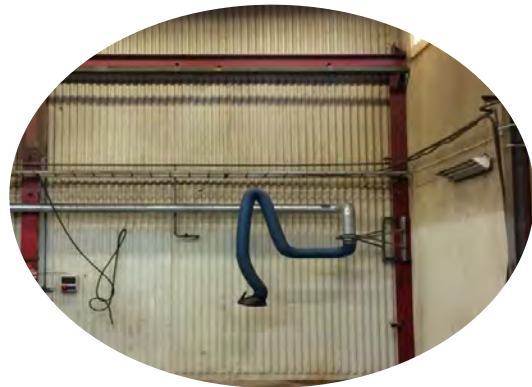


### Compressed air

/ 15kwh Screw compressor in widened insulated compressor housing outside the main building

- Good capacity all over the workshop
- Good working environment inside building

**Spot extraction** Existing & there are sockets and capacity for several.



### Generally:

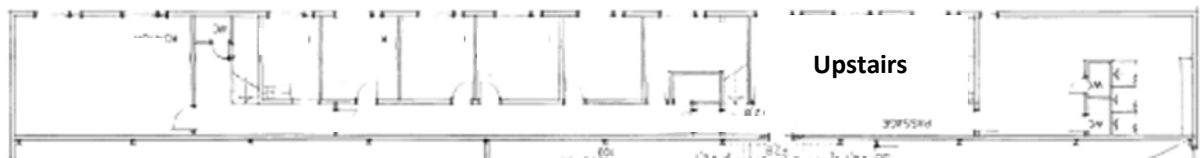
Surfaces and equipment are flexible and can be used as they are or adapted for your requests.

-Do not hesitate to tell us !

### Offices, Dining rooms, Kitchenettes and dressing rooms

A total of 530 sqm in several rooms and sizes, currently between 25 and about 60 m<sup>2</sup>.

In the main building, these spaces are located along the western long-wall in two floors.



*Note, this is Overview drawings, not in scale*



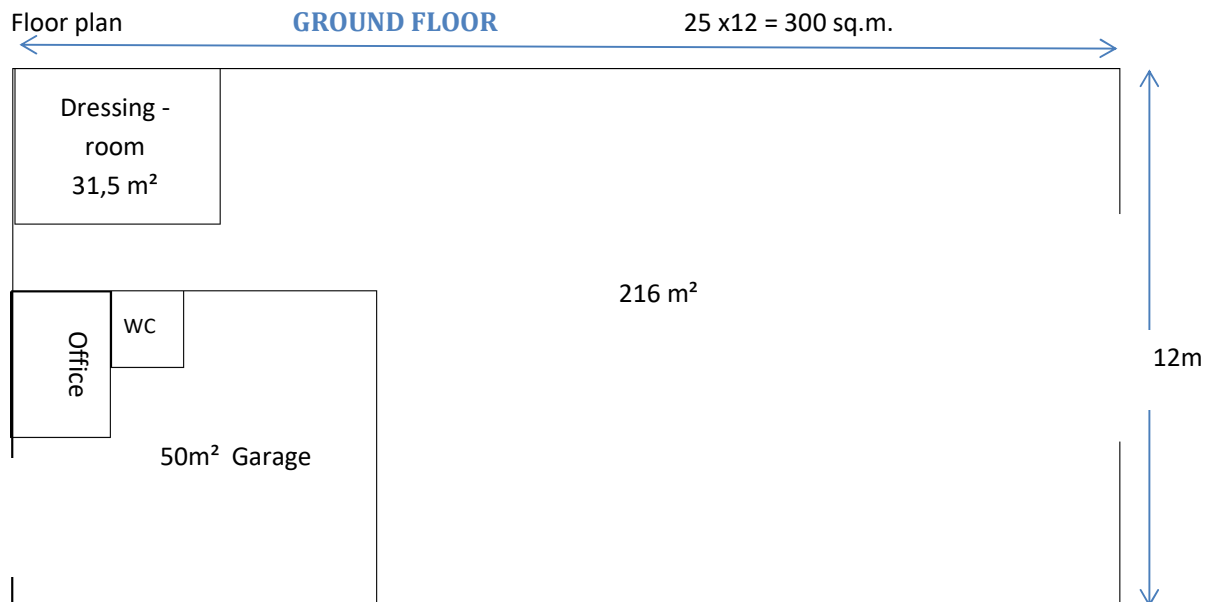
*Surfaces, equipment's etc. are flexible and can be used as they are or adapted out of your requests.*





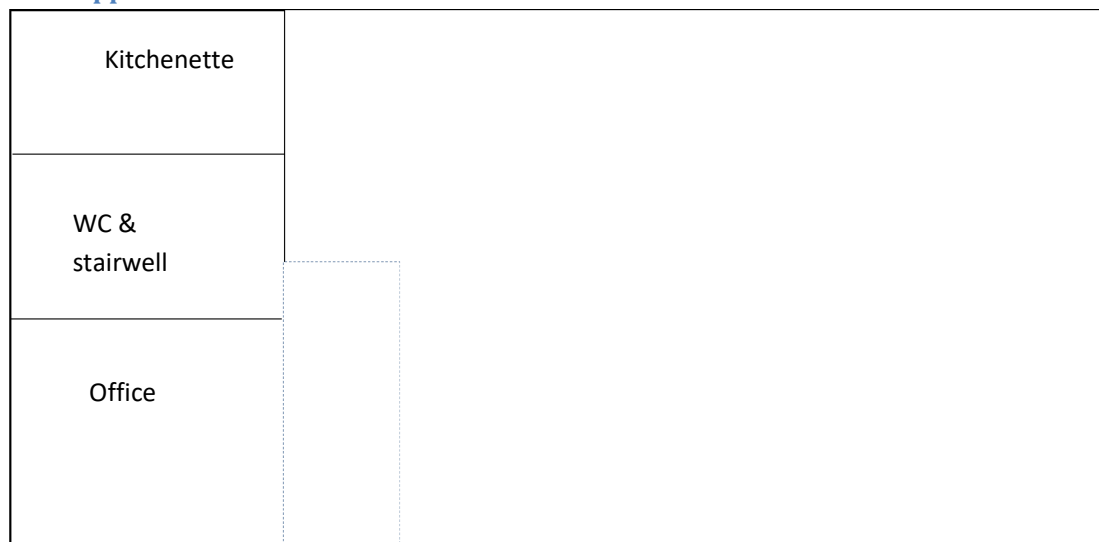
## Unit 2 / side building

Front



Overview drawings, not in scale

### Upper level



### Picture above ground floor



## 2 Gates

### Gate 1

- width 4,8m
- height 4,15m

### Gate 2

- width ca 3,8 m
- height ca 3,2 m

## 1 Garage door

- width 2,3m
- height 2,1m



## Pictures unit 2. Upper level

- 15m<sup>2</sup> kitchenette
- 18m<sup>2</sup> W.c & stairwell
- 20m<sup>2</sup> office



*Office*



Kitchenette



### Generally:

*As it is, this property is in good condition and ready to be used with short notice. Equipment such as gates, traverses, compressors, pressure vessels etc are well maintained and inspected by the authorities. However, surfaces and equipment are flexible and can of course be adapted out of your requests.*

*This property is owned and managed by*



/ [Construction Services in Lysekil](#) - Established 1969 -

Core business: Total contracts, new constructions, renovations and carpentry in large and small.

- No one can delivery and support you better!

### Interest

*Rent onward, For Project, season, x-year, months or other??? Small or large surface? indoors and, or outdoor? As it is or adapted?? Have you or someone you can think of interest in looking into this opportunity?*

*-Do not hesitate to get in touch!*

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[Web brochure about this property](#) (draft/ under construction)

[Driving directions link / find your way](#)

