### Situation/Location

The building is located on Strada Iancu de Hunedoara, within the main steel complex which at one time was the largest steel production facility in south Eastern Europe occupying approximately half of the territory of the city of Hunedoara.

Strada Iancu de Hunedoara runs north west from Iancu de Hundeoara Square and was one of the main access roads serving the steel complex. The building itself is at the southern end of the complex and is less than 500 m from the city’s old town, from which it is separated by the river Cerna.

Public transport in the vicinity is entirely provided by local bus services. The nearest airport is 92 km away, in Sibiu. The nearby county road DJ687 connects the city with the national road DN7 (European Route E68), a major national arterial route connecting Transylvania with Bucharest.

The building front elevation overlooks the river Cerna, at the steel complex’s eastern boundary wall.

### Property Description

The subject property is a single storey building completed in 1986 and formerly functioned as a cafeteria for steel plant employees.

The building is believed to be constructed from concrete panels. Windows are single glazed with timber frames and the roof is believed to be flat and covered with felt. The building is currently let on a short term lease to a private company believed to be electrical contractors who use the space as a workshop and store.

The building footprint is 235 sq m and we estimate that the net internal area to be 195.83 sq m. The building sits on a land plot which we estimate to extend to 479 sq m. The plot is close to the main entrance of the plant and is accessed by a surfaced road. The grounds of the building are fenced off from the main factory.

### Tenure

The building is not registered in the land registry. The building is rented to S.C.Edad Electric Grup SRL Hunedoara.
### Floor areas

<table>
<thead>
<tr>
<th>Building number</th>
<th>Building name</th>
<th>Land size - sq m -</th>
<th>Foot Print - sq m -</th>
<th>GBA - sq m -</th>
<th>GLA - sq m -*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not registered in the land registry</td>
<td>Lab building microcafeateria</td>
<td>479.00</td>
<td>235.0</td>
<td>0</td>
<td>235.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>479.00</strong></td>
<td><strong>235.00</strong></td>
<td><strong>235.00</strong></td>
<td><strong>195.83</strong></td>
</tr>
</tbody>
</table>

- GLA was estimated by dividing the footprint by 1.2.

There is sufficient space for car parking within the grounds of the property.
Appendix 1 - Location Maps
Appendix 2 – Photos

Exterior View

Exterior View