

## Manufacturing and storage premises, Branta property, village of Paslepa, rural municipality of Noarootsi

<b>Address of the property</b>	Branta, Paslepa, Noarootsi vald, Läänemaa
<b>Size of the property</b>	1,59 ha
<b>Property type / features</b>	Manufacturing and storage premises of different sizes, renovated and constructed in 2013/2014. The territory of premises is surrounded by new wire mesh fencing and guarded by the USS security company. In addition, there are three silos on the territory.
<b>Building footprint</b>	Manufacturing premise 1 = 1275 m <sup>2</sup> , office 22 m <sup>2</sup> and small storage 20 m <sup>2</sup> ; storage no 2 = 191,4 m <sup>2</sup> (currently occupied); storage no 3 = 166,3 m <sup>2</sup>



<b>Electricity</b>	Connected, 3 x 20A, amperage can be increased if needed; supplier of services Imatra Elekter AS.
<b>Water system</b>	An individual bore well and water metering station
<b>Sewage system</b>	Sedimentation tank
<b>Communications</b>	Not connected, the possible service providers are mobile network operators
<b>Heating system</b>	missing
<b>Waste management</b>	Arranged (16 €/month), the supplier of services is Ragn-Sells AS
<b>Nearby centre</b>	Haapsalu 34 km, Tallinn 111 km
<b>Access to the property</b>	The property is located next to an asphalt paved road, there is a crushed stone paved road on the property.



**Cadastral reference**

52001:004:1200

**Name of the owner**

HD Trade Group OÜ

**Contact details**

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**Possible transactions**

Short- or long-term rental, partially or completely; rent for premises 3 €/m<sup>2</sup>

## Rural municipality of Noarootsi

Noarootsi lies in Lääne county, on the northwestern corner of the continental part of Estonia. Its centre is Pürksi village on the Noarootsi peninsula. In this rural municipality, there are enterprises producing wooden details, processing peat and operating the harbour of Dirham. The percentage of agricultural activities has declined since the re-independence of Estonia, but the farmers who have sustained, have found their place among production activities. Strong individual producers in the field of beef-cattle, sheep farming and cereal production operate in this rural municipality. Coastal fishing and forestry are also areas of activity. There are opportunities to develop tourism and recreational activities here thanks to the area's undisturbed wildlife; this is due to the fact that the area was a forbidden border zone during the Soviet era. It is still quite sparsely populated today and has an intriguing history.

A kindergarten-elementary school and secondary school are located in the centre of the rural municipality. The Noarootsi School is a municipal kindergarten-elementary school, where pupils from other municipalities can attend as well. The Noarootsi Gymnasium is a state-owned secondary school specializing in teaching intensive Swedish language and the culture of Nordic countries. Both Noarootsi School and Noarootsi Gymnasium offer their pupils the possibility to stay in boarding school facilities.

Area – 296 km<sup>2</sup>

Population – 703 (1st of January 2014)

Distance – 7 km from Haapsalu, 110 km from Tallinn

Official website of the municipality: [www.noarootsi.kovtp.ee](http://www.noarootsi.kovtp.ee) (in Estonian)