



| SERVICES CENTRE | SURFACE AREA m ² | LENGTH m | DEPTH m | FLOOR AREA m ^{2c} |
|------------------------------|--------------------------------|-------------|------------|-------------------------------|
| M02 | 52.176,40 | 243,50 | 214,50 | 39.288,83 |
| M03 | 51.390,85 | 249,00 | 235,50 | 38.697,31 |
| M34 | 44.279,05 | 238,00 | 185,00 | 33.342,12 |
| M35 | 44.702,50 | 348,00 | 138,00 | 33.660,98 |
| TOTAL SERVICE CENTRES | 192.548,80 | | | 144.989,25 |

The Service Centres constitute a modal and emblematic functional area of Puerta Centro, an authentic heart of the platform.

The execution of a whole range of high quality functional and esthetical architecture is put forward, fully integrated in the landscape, of simple maintenance and exploitation, totally modifiable. For this reason, a unique building is designed, a point of reference of all developments which is characterised as "the lighthouse of the Dry Port"

Typology: Detached building, accommodating semi-detached buildings.

Minimum plot: 500 m².

Floor Area: 0.753m² / m²

Floor Area Occupation: The maximum, applying Built Area set-back.

Set-back:

- Front facade: 6 m.
- Lateral boundaries: 4 m.
- Depth: 4 m.
- Maximum height:** 15 m; 35 m in the case of emblematic buildings (administrative commercial centre and hotel).

No. of floors: 5 floors; 12 floors in the case of emblematic buildings.

Basement: 9 m below the ground floor level is allowed.

In this area of 19,3 hectares will be provided more specialised and qualified services, both of vertical nature (development of business activities) and of horizontal nature (management and maintenance of infrastructures), regrouping and empowering different functions of the logistic sector. Among the services, the following is to be highlighted:

- * Administrative Services of Puerta Centro
- * Custom Services
- * Services for Carriers
- * Business Centre with Public Services to companies
- * Restaurant and hostelry
- * Finance Services
- * Multifunctional Commercial areas



SERVICES CENTRE

