



Palosaaren Yrityskeskus
Brändö Företagscentrum

Information for customers of Palosaaren Yrityskeskus



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Important contact numbers

The emergency number for both Rescue Services and the Police is **112**
Avarn Security alarm station, tel: 010 6202000

Problem situations

Our customers can send service requests and notifications of faults using the [electronic form](#) on our website. In emergencies or urgent situations, please contact Property Manager Pekka Volamaa directly, tel: 50 538 0609.

If a tenant forgets or loses their key to their facilities, Palosaaren Yrityskeskus (PYK) staff will come and open the door for them free of charge during their office hours.

Location

Our address is Wolffintie 36, 65200 VAASA. Our office is located in the courtyard of building F8/F9, to the left of the loading bay.

The buildings in our area have the letter F or M in front of the number, referring to the words Fabrik or Magasin originally used by the cotton mill. On our website, you will find an interactive map of the area to help you find the location of the buildings and their entrance doors.

You can check the timetables and routes of Lifti, the regional public transport network for Vaasa, here: [Public transport in Vaasa](#) and [Wasabus](#) for coach services and charter coaches.

Parking

Our car park has around 280 parking spaces for tenants and their guests. There are parking spaces that offer the possibility of plugging your vehicle's block heater into an electrical outlet, as well as ones without this possibility. Please display a parking permit sticker in either type of space. Our car park also has 1 and 2-hour spaces for guests who are required to display a parking disc. You can apply for a free guest parking permit for your guests, in advance, for the day or days you expect them to visit.

In the car park, customers are required to display a parking permit sticker at the bottom right edge of the windscreen (when looking from the driver's seat). The sticker is valid for one calendar year. Customers can pick up a new permit sticker from the PYK office at the turn of the year.

Cars are only allowed to park in designated spaces. Unauthorised parking on the road, the emergency access road or a parking space belonging to someone else is prohibited. Block heater leads must not be left dangling from the electrical outlets, as this poses a safety risk.

Charging hybrid and electric cars using the electrical outlets meant for block heaters is strictly prohibited for fire safety reasons, as is the use of car interior heaters.

When a company moves out, their parking spaces become automatically available for others.

Charging electric and hybrid cars

There have been charging points for electric and hybrid cars in the Palosaaren Yrityskeskus car park since June 2023. These charging points are located in front of the restaurant Cotton Club.

There are 6 charging points in total, with a charging capacity of 22kW and Type 2 connectors. The charging is done using the Virta phone app, which requires the user to create a login and a user account.

In case of malfunctions, billing issues or operational problems, please contact Nero Charging directly; tel: 050 413 1910 or 044 333 6006.

If the charger is not working, or there is a mechanical problem with the device, please contact Utu Oy; tel. 050 479 7720.

Please note that the charging bays are for charging only. Improper parking, for example in charging bays, is monitored by the City of Vaasa's parking control.

Bicycles

There are bicycle racks/shelters near each building.

Moving in or out and protecting the floors

The customer is responsible for protecting the floors when moving in or out.

Property maintenance

Palosaaren Yrityskeskus's property services include real estate management, facility maintenance, care of outdoor areas, cleaning of public areas, waste management, security and access control.

Property maintenance is mainly carried out by our own staff.

Cleaning

The public areas and meeting rooms are cleaned by N-Clean. The common facilities in the buildings are cleaned every weekday.

The customer is responsible for organising the cleaning of their rented premises at their own expense. The premises must be kept clean and in good condition.

Outdoor areas

Yard maintenance is carried out by Vaasan Korttelihuolto Oy.

Security

Security is provided by AVARN Security.

Waste management

In our area, waste management is carried out by Ympäristöhuolto Ekoman Miljöservice Oy Ab.

General sorting instructions can be found on the [Stormossen](#) website.

There are two waste collection enclosures in the Palosaaren Yrityskeskus's area: one at the end of Building F12 and the other in the courtyard of our office by the wall of Building F10. The collection points are open during our office's opening hours.

The following types of waste are collected at these points: mixed and bio waste, carton, plastic, metal and glass packages, paper and batteries.

Tenants are responsible for the management and treatment of any hazardous waste generated through their own operations, as well as any process waste (waste generated through industry, service provision, etc. which cannot be equated with e.g. household waste). They are also responsible for the disposal of any furniture, machinery and equipment they no longer use.

Tenants are responsible for the removal of, for example, wooden pallets themselves.

Access control

Most of the buildings' entrance doors, and hallway doors on the different floors, are subject to access control. You can access the buildings using tags 24/7. Your company's contact person is responsible for collecting key tags from us and signing for them.

Heating

Palosaaren Yrityskeskus's buildings use district heating.

Electricity and water meters

We take a reading of your electricity and water meters 4 times a year.

Sprinkler alarm

On the first Monday of every month, Palosaaren Yrityskeskus tests the area's sprinkler alarm. This produces a short siren sound.

Emergency plans

An emergency plan for the property will be handed over to the tenant as an appendix to the rental agreement. The tenant is obliged to read the emergency plan and comply with it.

The emergency plan includes general information about the property and 5 general appendices (you can view/print the updated version [here](#)). Customers can request other appendices from our office, concerning only the part of the building where the customer's premises are located, as well as a separate base map showing emergency exits and the location of fire-fighting equipment, etc.

Information boards and door signs

When a new tenant moves in, Palosaaren Yrityskeskus will install tags with the company's name on the door signs and the information boards for the building's floors, if necessary. If a tenant wants to change/renew their company name/logo, they will need to do this at their own expense.

When an advertising space becomes available, it is possible to install your company's advertising sign on the exterior wall of Building M10 (on the side of the junction with traffic lights). Please contact the staff for more information.

Conference rooms

Conference/meeting rooms can be booked by the Palosaaren Yrityskeskus's tenants, as well as by other companies looking for conference facilities. There are six different meeting rooms available:

- Kutomo -F2/Floor K for up to 40 people
- Flipped room -F2/1st floor for 28 people
- Karstaamo -F2/1st floor for 14 people
- Kehräämö -F2/3rd floor for 14 people
- Värjäämö F12/1st floor for 16 people
- Piippusauna ('chimney stack' sauna) -F8/9 for up to 20 people

The 'chimney stack' sauna is available to rent for meetings and sauna bathing on weekdays from 8:00 to 24:00, for social evenings and sauna bathing on weekdays from 15:00 to 24:00.

You can book it by filling in the booking form on our website or by contacting us by e-mail at info@pyk.fi.

Lunch restaurants

There are several lunch restaurants in the area within walking distance, for example:

- Cotton Club
- Leison Café
- August Restaurant

Sports centre

Wasa Sports Club, the largest sports centre in Finland, is located nearby. It has a wide range of gym equipment, a variety of services and group exercise classes.

Internet access

Customers are responsible for organising Internet access at their own premises at their own expense.

Reception and storage of postal parcels

We will accept your parcels if you are not there to receive them yourself, and will keep them for you for about two weeks. When we receive a parcel for you, we will notify you about it by email.

Smoking

Smoking is prohibited inside the buildings.
There are a few designated smoking sections in the area, equipped with containers for cigarette stubs.