

## Accommodation establishments in industrial and post-industrial areas: evidence from the Wrocław agglomeration (Poland)

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**Abstract.** The article examines the use of industrial and post-industrial areas as a base for accommodation infrastructure in the Wrocław agglomeration (Poland). The study provides a spatially verified assessment of the scale and distribution of accommodation facilities operating in these areas. A multi-stage procedure combining REGON data, spatial analysis, online verification and field surveys was applied. Although 254 entities were registered at industrial addresses, only 38 functioning accommodation facilities were confirmed. They represent 27.8% of all accommodation establishments and 12.5% of available beds in the agglomeration, with a clear concentration in the agglomeration core. The findings reveal significant discrepancies between administrative records and real activity, demonstrating the need for spatial verification. This study contributes to the literature by providing one of the first empirically and spatially verified assessments of the scale, distribution and typology of accommodation facilities operating within industrial and post-industrial areas in a CEE agglomeration region, and by demonstrating substantial discrepancies between administrative records and actual activity.

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## 1. Introduction

Urban regions in Central and Eastern Europe (CEE) have undergone profound political, economic and spatial transformations since the late 1980s, driven by the shift from a centrally planned to a market economy (Cudny et al., 2022). These processes have strongly influenced the functional structure of large agglomerations, where deindustrialisation, suburbanisation and the relocation of industrial activities have reshaped extensive parts of the urban fabric (Stanilov, 2007; Sýkora, 2009). One of the most significant outcomes of these changes is that agglomerations have increasingly undergone new forms of redevelopment (Ott, 2001; Sikorski & Kryczka, 2023), including, in particular, service-oriented and tourism-related uses.

Although the dynamics of post-industrial transformations have been widely discussed, the literature on CEE cities has primarily concentrated on residential, commercial or cultural redevelopment pathways. Much less attention has been given to the role of these areas as infrastructural support for urban tourism – particularly in relation to accommodation development. Existing studies indicate growing interest in industrial and post-industrial tourism, primarily focusing on the use of industrial heritage sites as tourist attractions and components of revitalised urban spaces (Jóźwiak & Sieg, 2021), but the actual scale and spatial patterns of accommodation facilities operating within industrial and post-industrial areas remain insufficiently recognised. This gap is especially evident in agglomeration regions where tourism and post-industrial restructuring increasingly overlap. This overlap has clear socio-economic implications, influencing labour markets, land-use conflicts and the functional hierarchy of urban space.

Addressing this research gap, the present study examines the extent to which industrial and post-industrial areas in the Wrocław agglomeration (SW Poland) are used as locations for accommodation facilities. The analysis draws on a multi-stage procedure combining REGON data, spatial analysis and field verification to determine the real number, distribution and typology of accommodation facilities functioning within these areas.

This study contributes to the literature by providing a spatially verified estimation of the scale, typology and distribution of accommodation facilities operating within industrial and post-industrial areas in a CEE agglomeration region and by offering empirical insights into how these spaces are incorporated into contemporary agglomeration restructuring.

Importantly, this study focuses on the coexistence of industrial and accommodation functions,

understood as their simultaneous spatial presence, rather than on direct functional transformation processes (e.g., conversion of industrial buildings into accommodation uses), although both phenomena may partially overlap in empirical observations.

The article addresses three research questions:

1. To what extent and in which locations are industrial and post-industrial areas utilised as sites for accommodation facilities?
2. What types of facilities operate in these areas?
3. To what degree is the coexistence of industrial and tourism functions planned or incidental in nature?

The analysis covers the Wrocław agglomeration, comprising the city of Wrocław and nine surrounding municipalities. The study period (2008–2024) reflects the key phase of industrial deconcentration and the expansion of tourism-related functions. The paper is structured as follows: Section 2 discusses theoretical foundations and transformation pathways of post-industrial areas; Section 3 presents the study area; Section 4 describes data and methods; Sections 5 and 6 provide the results and discussion; and Section 7 offers conclusions and outlines research limitations.

## 2. Transformation pathways of post-industrial areas

Processes of deindustrialisation, industrial relocation and changes in land use structures have significantly influenced the evolution of urban space in post-socialist Central and Eastern Europe (CEE). Since the early 1990s, the shift from a centrally planned to a market economy has triggered profound modifications in the functional and spatial organisation of cities, particularly in large agglomeration areas where industrial activities were historically concentrated (Stanilov, 2007; Cudny et al., 2022). The relocation of production plants to peripheral or suburban zones, combined with the changing ownership and rent mechanisms, has led to the emergence of extensive post-industrial areas open to new redevelopment trajectories (Ott, 2001; Sikorski & Kryczka, 2023).

The literature points to several typical pathways of post industrial transformation, which frequently coexist or overlap. The first is commercialisation, involving the adaptation of former industrial sites for office, retail or service functions (Muszyńska-Jeleszyńska & Jasińska, 2013). A second pathway, culturalisation, emphasises the role of creative industries, museums and grassroots cultural initiatives in repurposing industrial buildings, as observed, for

example, in the revitalisation of Budapest's Csepel Works (Taraba et al., 2022).

Another prominent trajectory is residential revitalisation, leading to the conversion of former manufacturing buildings into lofts and high standard housing, particularly in cities seeking to enhance urban attractiveness and increase central area housing stocks (Gyurkovich & Gyurkovich, 2021). Parallel to these processes, touristification has gained importance, reflecting the growing use of industrial heritage as tourist attractions, cultural destinations or bases for tourism infrastructure (Jóźwiak & Sieg, 2021; Harfst et al., 2025). This pathway relies on the preservation of authentic spatial forms and the integration of revitalised sites within broader tourism systems, though excessive commercialisation may weaken heritage value.

Not all post-industrial areas follow successful redevelopment trajectories. Degradation may prevail, particularly in economically weaker regions or at sites with unresolved ownership structures, which are characterised by underinvestment, vacancy, and physical and socio-economic deterioration (Muszyńska-Jeleszyńska & Jasińska, 2013). As a response, contemporary planning approaches increasingly emphasise adaptive reuse and the functional transformation of post-industrial areas, integrating social, environmental and economic objectives (Sikorski & Kryczka, 2023).

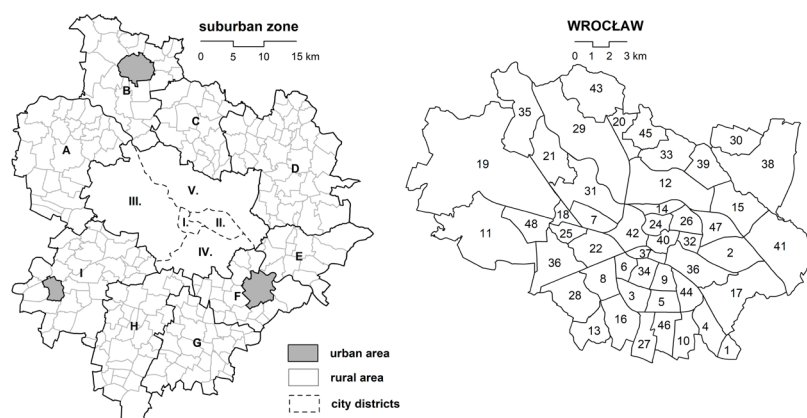
These shifts are particularly visible in CEE agglomeration regions, where industrial areas historically located within central and inner-city zones are undergoing dynamic restructuring. As monofunctional industrial districts lose their production roles, they increasingly host new functions that reshape local spatial patterns,

including tourism-related activities. The coexistence of industrial and service functions – such as hotels, short-term rentals or gastronomy – may contribute to the adaptive reuse of industrial spaces and the incorporation of industrial heritage into new functional structures (Jimura & Wise, 2020). Such developments align with broader European and global experiences demonstrating that post industrial areas can be transformed into new urban tourism spaces (Kazimierczak, 2012), while contemporary urban regeneration increasingly relies on the reuse of cultural heritage (Lanz & Pendlebury, 2022) and culture-led development as key mechanisms of urban change (Cerreta & La Rocca, 2021).

In the context of post-socialist urban restructuring, the transformation of post industrial areas is thus understood as a multidimensional process shaped by local development pressures, investment capacities, planning frameworks and community engagement. The pathways outlined above provide the conceptual foundation for analysing the emergence of accommodation facilities in industrial and post industrial spaces within the Wrocław agglomeration, contributing to a broader understanding of agglomeration functional change in CEE cities.

### 3. Study area

The Wrocław agglomeration is located in the Lower Silesian Voivodeship, in south-western Poland, within the region of Central and Eastern Europe. It consists of a core formed by the city of Wrocław and a suburban zone comprising nine surrounding municipalities (see Fig. 1). According to data from the PESEL system (Universal Electronic System for Population



**Fig. 1.** Study area

Suburban zone: A – Miękinia, B – Oborniki Śląskie, C – Wisznia Mała, D – Długoleś, E – Czernica, F – Siechnice, G – Żórawina, H – Kobierzyce, I – Kąty Wrocławskie

Districts of Wrocław: I. – Stare Miasto, II. – Śródmieście, III. – Fabryczna, IV. – Krzyki, V. – Psie Pole

Source: author's own elaboration based on the resolution of the Wrocław City Council No. XX/419/16 (2016)

Registration), in 2020 the agglomeration area was inhabited by 757,187 people, of which 583,385 resided in Wrocław itself. The total area of the agglomeration region amounts to 1,391.8 km<sup>2</sup>, including 292.8 km<sup>2</sup> attributed to the city of Wrocław.

Industrial activity in the Wrocław agglomeration has traditionally had an urban origin – it developed primarily within the administrative boundaries of the city, benefiting from agglomeration effects such as access to an extensive consumer market and proximity to raw material bases located in the Sudetes range (Slenczek, 1996). For many decades, industry constituted a key pillar of the economic development of the agglomeration core.

Following the political and economic transformation initiated in 1989, a gradual process of deconcentration and deglomeration of industrial activity began, leading to its relocation from the city centre to peripheral and suburban areas. As a result, many industrial zones located within Wrocław have undergone profound functional and spatial transformations (e.g., Sikorski & Kryczka, 2023, 2025), becoming areas of intensive redevelopment, including the development of tourism-related functions.

#### 4. Data and methods

The study of the coexistence of industrial and tourism activities was based on three main sources:

1. REGON database (National Official Business Register), purchased from Statistics Poland (GUS) for the purposes of this research, containing data on business entities in the Wrocław agglomeration for the years 2008, 2016 and 2024, with particular emphasis on Sections B (mining and quarrying), C (manufacturing), D (electricity, gas, steam and air conditioning supply), E (water supply and waste management), and Section I (accommodation and food service activities) of the Polish Classification of Activities (PKD) (GUS 2025). In the initial stage, the entirety of Section I was included (see Section 5.1), whereas the subsequent analysis was limited exclusively to accommodation activities (I.55) (see Section 5.2). The REGON database provides information on company names, registered addresses and business activity sections. Industrial entities were identified in the REGON database based on selected sections of the Polish Classification of Activities (PKD) corresponding to manufacturing and related production activities and were used as a reference category for detecting potential co-location with accommodation functions. One

of the main limitations of the REGON register is the lack of up-to-date records on the cessation of business activity, as well as the fact that it reports the registered headquarters address rather than the actual place of operation. This may result in the inclusion of entities that are no longer active or that operate in a different location (Raczyk, 2009; Celińska-Janowicz, 2016; Kłosowski, 2017). This limitation was addressed in two ways: (1) by means of database-based verification of entities across successive years (2008, 2016 and 2024), and (2) through online verification (Google Maps tags), supplemented by selective field checks.

2. A study on the spatial distribution of industrial areas in the Wrocław agglomeration from the 1980s to the 2020s (Sikorski & Kryczka, 2023). Given the lack of a single dominant definition of industrial and post-industrial areas in the literature, this study identifies industrial areas as spatial units with a dominant production function clearly marked on topographic maps, whereas post-industrial areas are defined as former industrial areas for which the loss of the production function was identified on the basis of successive cartographic analyses and BDOT10k land-use data (after 2000).

This data source provided the spatial delineation of industrial and post industrial areas, to which point based address data from other sources were subsequently assigned.

3. Information from online business listings and accommodation facility websites (including Google Maps). The source was used for two purposes: as part of the verification (validation) procedure of the actual location of objects identified based on the REGON database, and to obtain information on the main market segment and the type of accommodation facility. The verification was applied to all Section I units situated in industrial and post-industrial areas. Subsequently, accommodation facilities were selected and included in further analysis.

An online query provided information on the number of accommodation beds, the number of rooms, the proximity of tourist attractions to the facility, and Google ratings. This information was used to identify the main market segment and the type of accommodation facility, which formed the basis for the binary classification of operating accommodation facilities. Triangulation of the above-mentioned sources was applied to enhance the reliability of results and reduce the risk of errors arising from incomplete or imprecise statistical data.

The research design was multistage, involving both quantitative and qualitative research (Fig. 2):

1. Stage 1: quantitative research – determination of the spatial distribution of all business entities, industrial and tourism-related (Sections B, C, D and E of PKD) in the Wrocław agglomeration (see Table 1, Fig. 3).
2. Stage 2: identification of accommodation facilities located in industrial and post-industrial areas using two methods (*Note 1*):
  - Method I – comparison of addresses in REGON (tourism and industrial entities sharing the same address: locality, street, building number). Method I served as a preliminary screening stage, allowing for the identification of potential cases of co-existence between industrial and accommodation activities based on administrative data;
  - Method II – verification based on the distribution of industrial areas (Sikorski & Kryczka, 2023) and online search of accommodation using Google Maps. In practical terms, this entailed examining all areas identified through Method I and verifying their presence and labelling in Google Maps at the identified addresses and within their surrounding areas. The procedure was conducted for all Section I objects, after which only accommodation facilities were retained for further analysis.
3. Stage 3: Qualitative research – an assessment of currently operating accommodation facilities identified in Stage 2 was conducted using a structured evaluation form. For each accommodation facility, the following characteristics were collected: type (collective/individual), location (proximity to tourist attractions and transport hubs), standard of services (low/medium/high), and target market segment: worker- and tourist-oriented profiles. Based on online descriptions from Google Maps

listing information (location, tags and user-generated reviews), the main market segment and type of each accommodation facility were identified. The classification was based on dominant signals consistently repeated across multiple sources (descriptive information, tags and user-generated reviews), which allowed the subjectivity of individual indicators to be reduced. This provided the foundation for the binary classification of currently operating accommodation facilities.

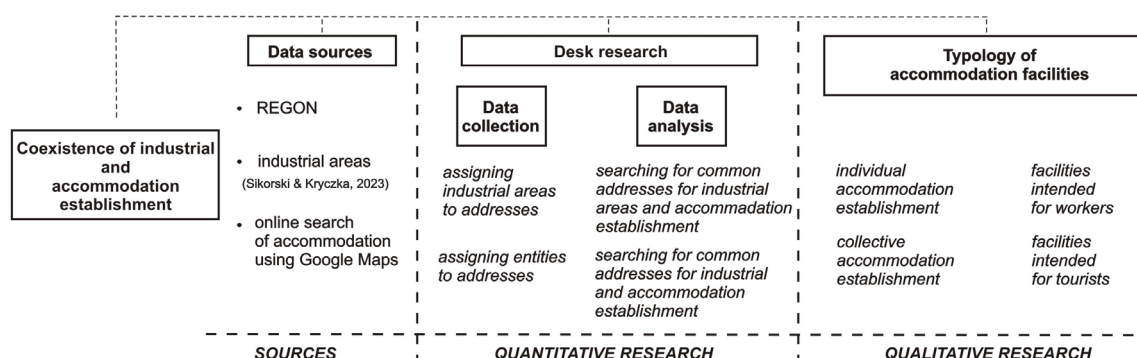
The adopted procedure aimed to minimise the impact of data source limitations and to provide a realistic assessment of the scale of the phenomenon under investigation.

## 5. Results

### 5.1. Economic structure of the Wrocław agglomeration

The spatial distribution of business entities, industrial enterprises, and units related to tourism (Section I of PKD) within the Wrocław agglomeration reveals significant disparities between the agglomeration core and the suburban zone, as well as within these zones. A markedly higher level of economic activity is observed in the agglomeration core, i.e., the city of Wrocław, compared to its suburban surroundings.

In 2024, the analysed area hosted a total of 175,340 business entities, of which 10,275 (5.9%) were classified as industrial and 4,989 (2.8%) as tourism-related. Precisely 139,524 entities were concentrated in the city of Wrocław alone, accounting for 79.6% of the total. This included 7,821 industrial entities (76.1% of all industrial units in the agglomeration area) and 4,243 tourism entities (85.0% of all tourism units) (Table 1).



**Fig. 2.** Research design to investigate the coexistence of industrial and tourist activities  
Source: author's own study

An analysis of changes between 2008 and 2024 indicates that the increase in the number of business entities was larger in the city of Wrocław (+40,137; +40.4%) than the suburban zone. During the same period, the suburban zone recorded an increase of 17,007 entities (+90.4%). The number of industrial units in the entire agglomeration area grew by 1,536, of which 1,038 were in the suburban zone (+73.3%) and only 498 in Wrocław (+6.8%). Even more dynamic was the growth in tourism-related entities – a total increase of 2,766, comprising 2,192 in Wrocław (+106.9%) and 574 in the suburban zone (+333.7%) (Table 1).

Within the Wrocław agglomeration, the spatial distribution of the density of all business entities (Fig. 3A), industrial units (Fig. 3B), and tourism-related entities (Section I of PKD) (Fig. 3C) reveals clear disparities between the agglomeration core and the suburban zone, as well as within these zones. Economic activity is significantly higher in the agglomeration core, i.e., the city of Wrocław, compared to its suburban surroundings.

In 2024, the spatial pattern of business entities clearly reflected the dominance of the agglomeration core over the suburban zone. Densities were highest within the administrative boundaries of Wrocław, particularly in central and inner-city districts, and markedly lower in surrounding municipalities. Within the suburban zone, higher concentrations were mainly observed in localities directly adjacent to the city boundaries and

in small urban centres. These patterns confirm a strong core–periphery gradient in the distribution of economic activity across the agglomeration (Fig. 3A).

Similar patterns were observed in the spatial distribution of industrial units. In 2024, the average density of these entities across the entire agglomeration area was 9.0 units per km<sup>2</sup>, with 26.5 units/km<sup>2</sup> within Wrocław's administrative boundaries and 7.2 units/km<sup>2</sup> in the suburban zone. Industrial activity was concentrated primarily in inner-city areas and north-western Wrocław, particularly in neighbourhoods such as Kleczków (280.8 units/km<sup>2</sup>), Plac Grunwaldzki (273.5 units/km<sup>2</sup>) and Nowy Dwór (213.8 units/km<sup>2</sup>). In the suburban zone, the highest concentrations of industrial units were recorded in localities near the city boundaries (e.g., Pietrzykowice, 23.7 units/km<sup>2</sup>; Kiełczów, 13.3 units/km<sup>2</sup>) and in local urban centres (e.g., Kąty Wrocławskie, 10.1 units/km<sup>2</sup>) (Fig. 3B).

The spatial distribution of tourism-related entities (Section I of PKD) is more dispersed than that of all business entities or industrial units. In Wrocław, tourism units were concentrated mainly in the city centre, particularly in neighbourhoods such as Stare Miasto (452.7 units/km<sup>2</sup>) and Przedmieście Świdnickie (237.3 units/km<sup>2</sup>). In the suburban zone, densities were highest in localities directly adjacent to the city boundaries (e.g., Bielany Wrocławskie,

**Table 1.** Number of business entities, including industrial and tourism-related entities, in the Wrocław agglomeration between 2008 and 2024

| Area            |                  | Business entities |         |         | Industry entities |       |        | Tourism entities |       |       |
|-----------------|------------------|-------------------|---------|---------|-------------------|-------|--------|------------------|-------|-------|
|                 |                  | 2008              | 2016    | 2024    | 2008              | 2016  | 2024   | 2008             | 2016  | 2024  |
| number          |                  |                   |         |         |                   |       |        |                  |       |       |
| Suburban zone   | Czernica         | 1,324             | 2,008   | 3,324   | 114               | 168   | 237    | 21               | 32    | 66    |
|                 | Długołęka        | 3,453             | 4,881   | 7,130   | 236               | 371   | 484    | 44               | 79    | 128   |
|                 | Kąty Wrocławskie | 2,638             | 3,556   | 4,771   | 159               | 224   | 255    | 22               | 49    | 113   |
|                 | Kobierzyce       | 2,288             | 3,505   | 5,154   | 144               | 228   | 316    | 49               | 85    | 126   |
|                 | Miękinia         | 1,561             | 2,035   | 2,955   | 154               | 231   | 265    | 23               | 30    | 52    |
|                 | Oborniki Śląskie | 2,830             | 3,090   | 3,442   | 248               | 270   | 246    | 46               | 51    | 63    |
|                 | Siechnice        | 1,960             | 3,085   | 4,538   | 176               | 246   | 327    | 23               | 72    | 111   |
|                 | Wisznia Mała     | 1,410             | 1,629   | 2,125   | 110               | 142   | 157    | 23               | 31    | 33    |
|                 | Żórawina         | 1,345             | 1,725   | 2,376   | 75                | 124   | 167    | 21               | 28    | 54    |
|                 | No data          | -                 | -       | 1       | -                 | -     | -      | -                | -     | -     |
| City            | Fabryczna        | 12,912            | 19,415  | 27,031  | 1,220             | 1,481 | 1,642  | 473              | 702   | 898   |
|                 | Krzyki           | 26,525            | 31,759  | 34,521  | 1,909             | 1,958 | 1,806  | 476              | 713   | 1,027 |
|                 | Psie Pole        | 31,295            | 34,253  | 37,279  | 2,582             | 2,778 | 2,820  | 238              | 324   | 452   |
|                 | Stare Miasto     | 11,631            | 13,023  | 13,378  | 736               | 697   | 581    | 563              | 926   | 1,204 |
|                 | Śródmieście      | 16,995            | 22,616  | 26,297  | 876               | 929   | 909    | 299              | 450   | 622   |
|                 | No data          | 29                | 265     | 1,018   | -                 | -     | -      | 2                | 6     | 40    |
| Suburban zone   |                  | 18,809            | 25,514  | 35,816  | 1,416             | 2,004 | 2,454  | 172              | 457   | 746   |
| City of Wrocław |                  | 99,387            | 121,331 | 139,524 | 7,323             | 7,865 | 7,821  | 2,051            | 3,121 | 4,243 |
| Total           |                  | 118,196           | 146,845 | 175,340 | 8,739             | 9,869 | 10,275 | 2,223            | 3,578 | 4,989 |

Source: author's own calculations based on REGON data

5.8 units/km<sup>2</sup>; Smolec, 5.4 units/km<sup>2</sup>) and in local urban centres (e.g., Kąty Wrocławskie, 5.2 units/km<sup>2</sup>). The average density of tourism-related entities across the entire agglomeration area was 1.6 units/km<sup>2</sup>, with 4.2 units/km<sup>2</sup> in Wrocław and 1.4 units/km<sup>2</sup> in the suburban zone (Fig. 3C).

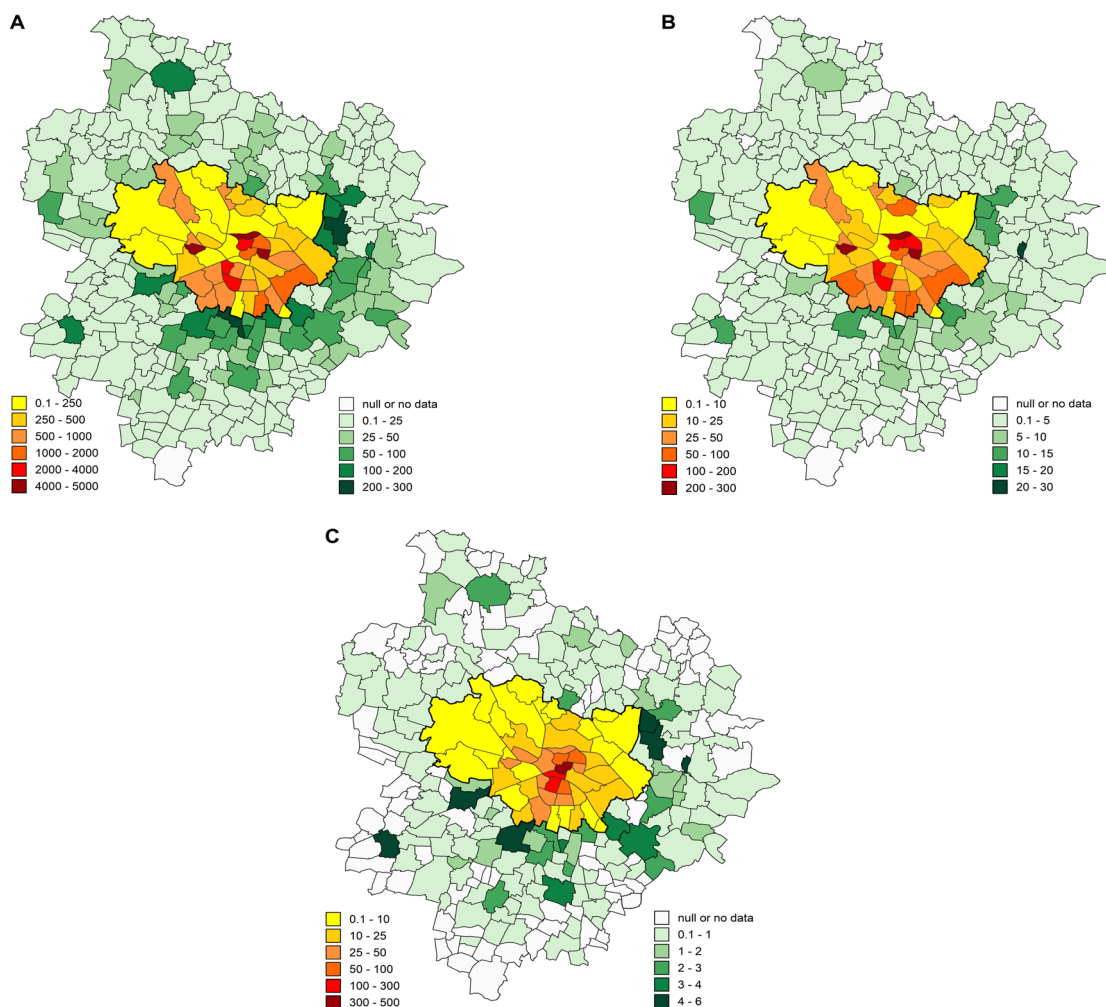
## 5.2. Coexistence of industrial and tourism activities (method I)

In 2024, a total of 1,282 tourism-related entities (Section I of PKD) were identified within industrial areas of the Wrocław agglomeration region. Among these, 254 were classified as accommodation facilities based on REGON registry data. The phenomenon of co-occurrence of industrial and tourism

activities is particularly evident in the agglomeration core, i.e., the city of Wrocław, where 1,216 (94.9%) tourism entities shared an address with industrial units. Of these, 237 (92.9%) were accommodation facilities (see Table 2).

An analysis of the dynamics of change between 2008 and 2024 indicates a comparable growth rate in the number of tourism-related entities operating within industrial areas, both within the boundaries of Wrocław and in the suburban zone. Across the entire agglomeration area, the number of such entities increased by 124.5% (+711). In Wrocław, this growth amounted to 123.5% (+672), while in the suburban zone it reached 144.4% (+39).

Similar trends were observed for accommodation facilities operating in industrial areas. During the analysed period, their number grew by 199,



**Fig. 3.** Density per km<sup>2</sup> of total business entities (A), industrial entities (B), and tourism-related entities (C) in the Wrocław agglomeration in 2024

Source: author's own calculations based on REGON data

\*warm colours – city of Wrocław; green colours – suburban zone

representing an increase of 361.8%. In Wrocław, 185 new facilities were established (+362.7%), whereas in the suburban zone, 14 new units of this type were identified (+350.0%) (see Table 2).

### 5.3. Accommodation facilities in industrial and post-industrial areas (method II)

As previously mentioned, in 2024, a total of 1,282 entities classified under Section I of PKD were identified within industrial and post-industrial areas of the Wrocław agglomeration region, of which 254 were registered as accommodation facilities according to REGON data. However, detailed verification revealed that, in most cases, the activities of these entities were limited to administrative offices or headquarters, while actual accommodation services were provided in only 38 locations.

The 38 identified accommodation facilities offered a total of 943 rooms with an overall capacity of 2,256 beds in 2024. The vast majority of these facilities were located in the agglomeration core, i.e., the city of Wrocław, where 30 facilities (78.9%) were

concentrated. These facilities accounted for 850 rooms (90.1%) and 2,015 beds (89.3%) (see Table 3).

It is worth emphasising that the 38 accommodation facilities located in industrial and post-industrial areas represented 27.8% of all accommodation facilities operating in the Wrocław agglomeration according to GUS data as of July 31, 2024. At the same time, the 2,256 beds offered by these facilities corresponded to 12.5% of the total number of available beds in the agglomeration area (see Table 3).

The analysis of the spatial distribution of the accommodation base clearly confirms the previously observed pattern, according to which the vast majority of facilities are concentrated within the boundaries of the city of Wrocław. Particularly high numbers of beds were recorded in the neighbourhoods of Karłowice-Różanka (412 beds), Szczepin (386 beds) and Widawa (250 beds). In the suburban zone, the only area showing a distinct concentration of accommodation facilities located in industrial and post-industrial areas was the town of Kąty Wrocławskie, where 154 beds were identified (Fig. 4).

**Table 2.** Number of tourism-related entities and accommodation facilities located in industrial areas of the Wrocław agglomeration between 2008 and 2024

| Area            |                  | Tourism entities co-located with industry |      |       | Accommodation facilities |      |      |
|-----------------|------------------|-------------------------------------------|------|-------|--------------------------|------|------|
|                 |                  | 2008                                      | 2016 | 2024  | 2008                     | 2016 | 2024 |
| Suburban zone   | Czernica         | 1                                         | 1    | 4     | 0                        | 0    | 3    |
|                 | Długołęka        | 2                                         | 3    | 8     | 0                        | 2    | 1    |
|                 | Kąty Wrocławskie | 2                                         | 3    | 8     | 0                        | 1    | 4    |
|                 | Kobierzyce       | 8                                         | 14   | 14    | 2                        | 2    | 5    |
|                 | Miękinia         | 1                                         | 1    | 6     | 0                        | 0    | 1    |
|                 | Oborniki Śląskie | 5                                         | 5    | 6     | 1                        | 0    | 2    |
|                 | Siechnice        | 1                                         | 6    | 9     | 0                        | 1    | 1    |
|                 | Wisznia Mała     | 5                                         | 6    | 2     | 0                        | 1    | 1    |
|                 | Żórawina         | 2                                         | 2    | 9     | 1                        | 0    | 0    |
|                 | No data          | -                                         | -    | -     | -                        | -    | -    |
| City            | Fabryczna        | 120                                       | 167  | 185   | 11                       | 23   | 29   |
|                 | Krzyki           | 104                                       | 215  | 365   | 15                       | 34   | 67   |
|                 | Psie Pole        | 58                                        | 76   | 99    | 9                        | 14   | 30   |
|                 | Stare Miasto     | 193                                       | 351  | 419   | 11                       | 50   | 83   |
|                 | Śródmieście      | 69                                        | 105  | 148   | 5                        | 22   | 27   |
|                 | No data          | -                                         | -    | -     | -                        | -    | -    |
| Suburban zone   |                  | 27                                        | 41   | 66    | 4                        | 7    | 18   |
| City of Wrocław |                  | 544                                       | 914  | 1,216 | 51                       | 143  | 236  |
| Total           |                  | 571                                       | 955  | 1,282 | 55                       | 150  | 254  |

Source: author's own calculations based on REGON data

#### 5.4. Typology of the analysed accommodation facilities

In accordance with the adopted research procedure, a typology of accommodation facilities actually operating in industrial and post-industrial areas was developed, taking into account both the type of accommodation and the primary market segment targeted by these facilities. The analysis allowed for the identification of four basic types: collective accommodation facilities, individual accommodation facilities,

facilities providing lodging services for workers, and accommodation facilities oriented toward serving tourist traffic.

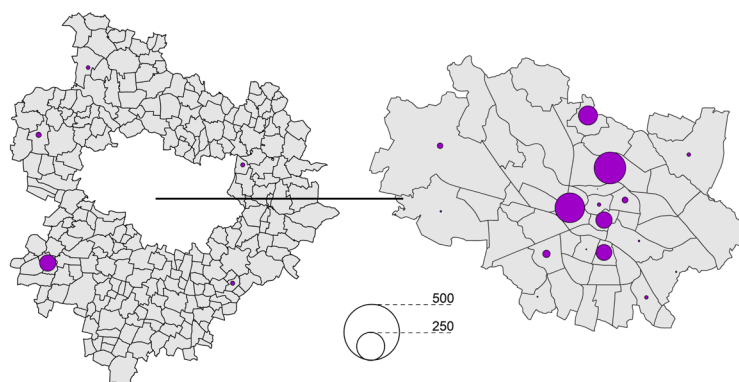
In 2024, the dominant category consisted of collective accommodation facilities – 27 such units were identified, representing 71.1% of all analysed facilities. Individual accommodation facilities (11 units, 28.9%) were found exclusively within the boundaries of the city of Wrocław. In terms of function, facilities oriented toward serving tourists prevailed – 27 units in total – while worker-oriented facilities constituted a minority, numbering 11 units (see Fig. 5). Spatial

**Table 3.** Official number of rooms and beds in the Wrocław agglomeration and their estimated number in industrial and post-industrial areas in 2024

| Area            | Official statistics in total* |       |        | In industrial areas |       |       |     |
|-----------------|-------------------------------|-------|--------|---------------------|-------|-------|-----|
|                 | Facilities                    | Rooms | Beds   | Facilities          | Rooms | Beds  |     |
| Suburban zone   | Czernica                      | 2     | n/a    | 50                  | 0     | 0     | 0   |
|                 | Długołęka                     | 2     | n/a    | 151                 | 1     | 8     | 20  |
|                 | Kąty Wrocławskie              | 5     | n/a    | 193                 | 4     | 58    | 154 |
|                 | Kobierzyce                    | 8     | n/a    | 1,031               | 0     | 0     | 0   |
|                 | Miękinia                      | 1     | n/a    | 18                  | 1     | 12    | 32  |
|                 | Oborniki Śląskie              | 4     | n/a    | 167                 | 1     | 5     | 15  |
|                 | Siechnice                     | 2     | n/a    | 350                 | 1     | 10    | 20  |
|                 | Wisznia Mała                  | 2     | n/a    | 182                 | 0     | 0     | 0   |
|                 | Żórawina                      | 1     | n/a    | 26                  | 0     | 0     | 0   |
| City            | Fabryczna                     | n/a   | n/a    | n/a                 | 3     | 105   | 202 |
|                 | Krzyki                        | n/a   | n/a    | n/a                 | 9     | 155   | 348 |
|                 | Psie Pole                     | n/a   | n/a    | n/a                 | 10    | 270   | 730 |
|                 | Stare Miasto                  | n/a   | n/a    | n/a                 | 4     | 258   | 602 |
|                 | Śródmieście                   | n/a   | n/a    | n/a                 | 4     | 62    | 133 |
| Suburban zone   | 27                            | n/a   | 2,168  | 8                   | 93    | 241   |     |
| City of Wrocław | 110                           | n/a   | 15,899 | 30                  | 850   | 2,015 |     |
| Total           | 137                           | n/a   | 18,067 | 38                  | 943   | 2,256 |     |

\*as of July 31

Source: author's own elaboration based on GUS data and independent online query



**Fig. 4.** Distribution of accommodation facilities in industrial and post-industrial areas of the Wrocław agglomeration in 2024

Source: author's own calculations

analysis revealed that worker accommodation facilities were concentrated mainly in the suburban zone, in close proximity to industrial plants and on the peripheral neighbourhoods of Wrocław. Conversely, tourist-oriented facilities dominated within the city boundaries, particularly near tourist attractions and major transport corridors.

## 6. Discussion

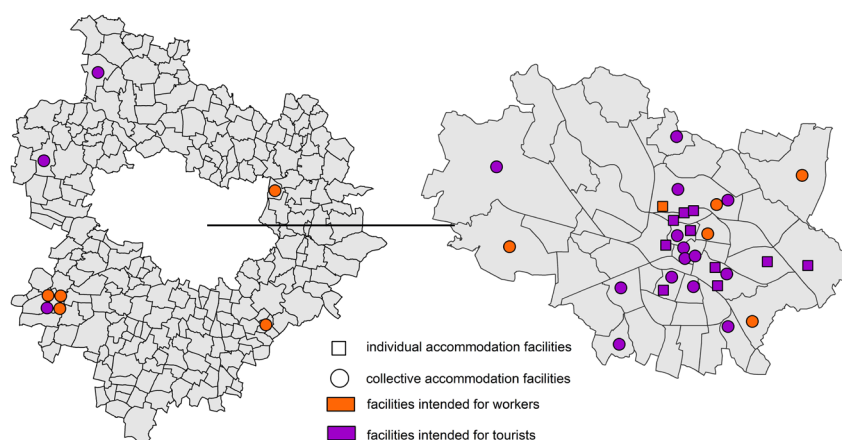
The findings of this study confirm that contemporary CEE agglomeration regions are undergoing profound functional restructuring, in which the boundaries between industrial and service-oriented urban zones – including those linked to tourism – are becoming increasingly blurred. This reflects broader post-socialist urban trajectories marked by deindustrialisation, suburbanisation and the emergence of new multifunctional spaces (Stanilov, 2007; Sýkora, 2009; Cudny et al., 2022). Within this context, the growing presence of accommodation facilities in industrial and post-industrial areas of the Wrocław agglomeration illustrates how these spaces are reinterpreted and integrated into agglomeration development processes.

Against this background, the identified coexistence takes several distinct empirical forms. In some cases, accommodation facilities operate in close proximity to active industrial plants, primarily serving short-term and long-term workers. In other instances, former industrial sites have been adapted to small-scale accommodation facilities located near transport corridors or redeveloped inner-city industrial areas, serving predominantly tourist traf-

fic. For example, historically adapted facilities include the Stara Garbarnia hotel in Wrocław, located on Wielkopolska Street in a former tannery complex in the Leśnica district (an adaptive reuse of a historic industrial site primarily serving tourist traffic), while worker-oriented accommodation can be observed in facilities such as Polbau, on Popiełuski Street in Kąty Wrocławskie (a lodging facility oriented towards workers and located in close proximity to industrial areas). These examples illustrate the diversity of spatial and functional contexts captured by the analysis.

The identified patterns of accommodation development are consistent with the post-industrial transformation pathways outlined in Section 2. In particular, the coexistence of worker-oriented accommodation facilities with active industrial sites can be interpreted as a manifestation of multifunctional use driven by operational demand. In contrast, tourism-oriented facilities concentrated in inner-city industrial belts align with adaptive reuse processes observed in the redevelopment of post-industrial spaces (Jimura & Wise, 2020; Lanz & Pendlebury, 2022). Furthermore, the predominance of small-scale, market-driven adaptations over coordinated redevelopment strategies reflects broader post-socialist transformation trajectories described for Central and Eastern European agglomerations (Stanilov, 2007; Chelcea & Druță, 2016; Sikorski & Kryczka, 2023).

A key contribution of the study is the demonstration of substantial discrepancies between administrative data (REGON), spatial analysis and field verification. While REGON suggested that 254 accommodation entities operated at addresses shared with industrial functions, only 38 facilities



**Fig. 5.** Distribution of accommodation facilities by type and primary market segment served in industrial and post-industrial areas of the Wrocław agglomeration in 2024

Source: author's own calculations

were confirmed to function in industrial or post-industrial areas in reality.

This discrepancy should not be interpreted solely as a data limitation, but also as evidence of a tendency to overestimate tourism-related activity in administrative registers. As such, it highlights a broader methodological issue that may affect spatial analyses of urban economies based exclusively on official business registers, particularly in post-socialist contexts characterised by high levels of formal registration and organisational fragmentation.

While the discrepancy primarily reflects methodological limitations of administrative registers, the broader spatial patterns identified in this study are also consistent with selected planning and strategic documents of the city of Wrocław, including the *Study of Conditions and Directions of Spatial Development* (2018) and the Local Revitalisation Programme for 2016–2018 (2016), which emphasise the redevelopment potential of industrial and post-industrial areas and the gradual introduction of new service and tourism-related functions.

The results indicate that accommodation facilities located in industrial and post-industrial areas account for 27.8% of all accommodation establishments in the Wrocław agglomeration and 12.5% of available beds. These numbers suggest that post-industrial spaces serve not only as potential tourist attractions – as noted by Józwiak and Sieg (2021) – but increasingly as infrastructural components of urban tourism. This corresponds with broader observations that industrial heritage is increasingly integrated into tourism-led urban regeneration processes (Edwards & Llurdés, 1996; Jimura & Wise, 2020).

The coexistence of tourism and industrial functions revealed in this study aligns with theoretical perspectives on adaptive reuse and multifunctional urban development. Adaptive reuse is increasingly described as a sustainable strategy that preserves industrial heritage while enabling new economic uses (Lanz & Pendlebury, 2022; Dehghan Pour Farashah et al., 2025). In the Wrocław agglomeration, much of this transformation appears to be shaped by incremental and fragmented adaptation processes characteristic of post-socialist urban restructuring, where market-driven processes often play a dominant role over coordinated planning (Chelcea & Druță, 2016).

A comparison with broader European experiences shows that, while Western European cities often implement complex, institutionally supported revitalisation programmes, transformation processes in CEE regions tend to be more fragmented and pragmatic. For instance, large-scale revitalisation projects

such as the Zollverein complex in Essen illustrate the potential of industrial heritage to become a fully integrated component of regional identity and tourism (Ćopić et al., 2014). In contrast, Budapest's Csepel Works represents a CEE model where cultural and creative functions gradually reshape industrial spaces, though not always with strong policy coordination (Taraba et al., 2022). These examples highlight two distinct pathways: institutionalised, long-term planning in Western Europe and more incremental, market-driven adaptation in CEE agglomeration regions. The Wrocław case aligns more closely with the latter trajectory.

The spatial patterns observed in this study – particularly the concentration of accommodation facilities in the industrial belts of the city of Wrocław – reflect the persistence of historical industrial clusters and their subsequent refunctionalisation. This supports arguments that the legacy of socialist industrial geography continues to shape present-day urban development (Sikorski, 2026). The fact that worker-oriented facilities dominate the suburban zone, while tourist-oriented facilities prevail in the agglomeration core, illustrates differentiated functional pressures across the agglomeration space.

Overall, the findings demonstrate that industrial and post-industrial areas constitute an increasingly important element of agglomeration tourism infrastructure. Their integration into the accommodation base underscores the multifunctional evolution of post-socialist urban space and contributes to broader debates on sustainable agglomeration transformation. The study also suggests the relevance of urban policies that recognise the tourism potential of post-industrial areas and integrate these spaces into strategic planning frameworks, thus aligning with emerging concepts of sustainable and adaptive urban development.

## 7. Conclusions and limitations

This study demonstrates that industrial and post industrial areas constitute a relevant yet previously insufficiently recognised component of agglomeration accommodation infrastructure. Although administrative data (REGON) indicated the presence of 254 accommodation entities within industrial areas, field verification confirmed only 38 actually operating facilities, highlighting structural limitations of business registers and suggesting a tendency for the actual scale of economic activity to be overestimated when relying solely on administrative data. Despite these discrepancies, the confirmed facilities represent

a substantial share of the accommodation base – 27.8% of all establishments and 12.5% of available beds – demonstrating that post-industrial areas are increasingly functioning as integral components of urban tourism systems, including accommodation, rather than merely serving as heritage sites (Jóźwiak & Sieg, 2021; Edwards & Llurdés, 1996).

The analysis is cross-sectional in nature and focuses on the coexistence of industrial and accommodation facilities at selected points in time rather than directly tracing longitudinal functional transformation processes, such as the conversion of industrial facilities into accommodation uses. At the same time, the obtained results reflect broader socio-economic processes shaping post-socialist agglomeration regions, particularly deindustrialisation, suburbanisation and the functional recomposition of urban space (Stanilov, 2007; Sýkora, 2009; Cudny et al., 2022).

The emergence of accommodation facilities in industrial belts of Wrocław aligns with wider trajectories of adaptive reuse and spontaneous market-driven transformation observed in Central and Eastern Europe, where redevelopment often precedes coordinated planning efforts (Stanilov, 2007; Chelcea & Druță, 2016; Sikorski & Kryczka, 2023). This coexistence of tourism and industry illustrates how agglomeration space becomes increasingly multi-functional, and how contemporary tourism embeds itself within inherited industrial geographies (Jimura & Wise, 2020; Kazimierczak, 2012).

From a policy perspective, the results indicate that industrial and post industrial areas should be treated not as problematic spaces but as development resources with considerable potential for tourism infrastructure. Their adaptive reuse is consistent with principles of sustainable redevelopment emphasised in recent literature (Lanz & Pendlebury, 2022; Dehghan Pour Farashah et al., 2025). Urban strategies could therefore benefit from integrating these areas into planning tools to support balanced tourism growth and strengthen agglomeration regeneration. Further research should examine social, environmental and cultural implications of such transformations, including potential tensions between industrial heritage, economic functions and visitor expectations.

The study is subject to several limitations inherent in the use of administrative registers, particularly the REGON database, which may include entities that have formally remained registered despite having ceased actual business activity (Raczyk, 2009; Celińska-Janowicz, 2016). Data on the official number of rooms and beds in the Wrocław agglomeration, based on Statistics Poland (GUS), refer to the status as of July 31 (Table 3). They contain information collected using the KT-1 form; however, they do not cover

the entire accommodation base, but only the facilities that participated in the survey. For the remaining facilities, GUS applies data imputation methods.

The verification of administrative registers was conducted using a single online data source – Google Maps – which may entail the risk of omitting some accommodation facilities. To minimise this limitation, future research will incorporate additional online sources, such as Online Travel Agencies (OTAs). Additionally, GUS statistics lack information on land use context, necessitating triangulation with online sources and field surveys. Despite these constraints, this study provides one of the first empirically and spatially verified assessments of accommodation facilities operating within industrial and post-industrial areas in a CEE agglomeration. By combining administrative registers, spatial analysis and field verification, it identifies the scale, distribution and typology of these facilities while demonstrating substantial discrepancies between administrative records and actual accommodation activity.

## Note

1. Method I identifies formal co-location based on administrative records, while Method II captures actual operational coexistence verified in situ.

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