



Warehouse space

7 155 m², Česká Lípa, Nový Bor, Nemocniční

Ask for price



STANDARD TECHNICAL SPECIFICATION

SUPPORTING STRUCTURE <ul style="list-style-type: none"> • Pad or pile foundations, insulated plinth, slabs on 150mm above floor • Prefabricated concrete columns in 12 x 24 cm grid per span • Prefabricated concrete or steel roof beams, clear height of 10m 	FLOOR <ul style="list-style-type: none"> • Fibre reinforced concrete floor PE membrane, 100 joints, 100mm thick, surface treated with hardener • Load capacity of 25 kN/m², 60 kN point load • Flatness according to DIN 1822, table 3, line 3 	ROOF <ul style="list-style-type: none"> • Corrugated steel sheets, mineral wool insulation, PVC membrane • Free load capacity of 15 kg/m² for clients installation • Min. 2% of slope in warehouse area • Synthetic drainage system • Emergency overflows 	FAÇADE <ul style="list-style-type: none"> • Horizontal sandwich panels with mineral wool insulation • Prefabricated concrete facade around docks to approx. 4.5m height • Double glazed windows in offices with insulated PVC profiles 	DOCKS <ul style="list-style-type: none"> • 1x electrically operated 3 x 3.2 m dock for each 1 000 sqm of hall • Each dock equipped with hydraulic leveler, 60 kN capacity PVC roller, wheel guides • 1x electrically operated 3 x 4.2 m drive-in gate for each 1 000 sqm of hall
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HALL INSTALLATIONS <ul style="list-style-type: none"> • Gas safety beacons or infrared gas radiators, heating according to norms for warehousing • 220V 3-phase supply under roof, PE (ground certified) tank and pumps • 200 kVA 120 tapping including influence of climate conditions • 1x 4.15 kVA dry transformer station per each 1-2 000 sqm of hall 	PRODUCTION UPGRADE (OPTIONAL) <ul style="list-style-type: none"> • Increased facade and roof insulation • Heating and ventilation in accordance with code for manufacturing (warehousing) • 300 kVA 120 tapping including influence of climate conditions • Increased percentage of skylights area 	OFFICES <ul style="list-style-type: none"> • 2 level custom designed in hall, incl. offices, social, locker rooms, day rooms, exit furniture and equipment • Aluminium entrance door with access to entrance lobby • Thin carpet or PVC floor surfaces, suspended mineral wool panels • Solid frame with raised, fabric, cell tile, and basic acoustics • PVC color trays below windows, 1x 220V socket per work place • Server room with 1 split units and antistatic PVC floor • Trip coating 	OUTSIDE AREAS <ul style="list-style-type: none"> • Hard areas from concrete paving, sloped for drainage • 200mm thick concrete drainage barrier and metal gate • Green areas with grass, bushes, and trees
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Total area	7 155 m ²
Available area for rent	7 155 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	107283

7,155 sqm of warehouse, industrial and office space for lease in Nový Bor. Premises are suitable for logistics, distribution, warehousing or light production. Available within 12 months after signing the contract.

Location:

The park will be located on the I/9 road connecting Prague, Neratovice, Mělník, Česká Lípa, Nový Bor and Rumburk. It continues via the border crossing Rumburk/Ebersbach-Neugersdorf to Saxony. There is only one railway station in Nový Bor served by the long-distance line R22 and regional line L4.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 32 car parking places
- 5 truck parking places
- 2 retention ponds

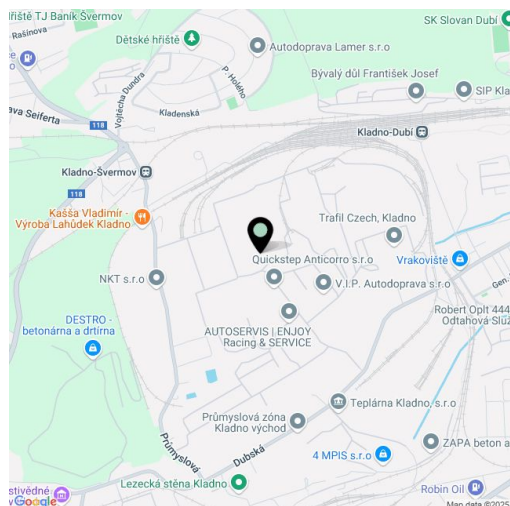
Storage/Industrial space:

- Floor loading capacity 5 t/sqm
- Clear height 10 m
- 14 Loading docks
- Column grid structure 12x24 m
- 200 Lux LED lighting
- ESFR sprinkler system

Office:

- Office space according to the client's requirements
- Air-conditioning

Lessee pays no commission.





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TOTAL BUILT-UP AREA	
BUILDING A1	47,308 sq m
BUILDING A2	24,586 sq m
BUILDING B	14,323 sq m
BUILDING C	7,155 sq m
	1,244 sq m

WAREHOUSE	
Column grid	12 m x 24 m
Clear height	10 m
Floor loading	5 t/sq m
ESFR sprinkler system	
LED lighting	

SUSTAINABILITY TRENDS
 BREEM New Construction level Excellent
 Option for heat pumps and photovoltaics

