



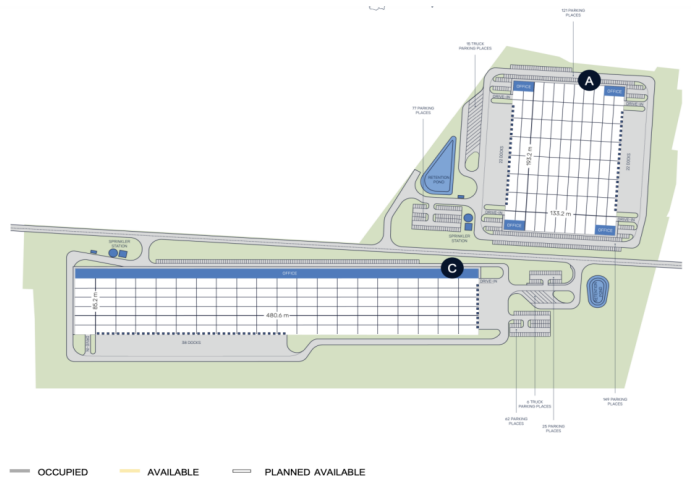
# Industrial space

40 660 m<sup>2</sup>, Chomutov, Údlice, Droužkovicá

Ask for price



<p><b>SUPPORTING STRUCTURE</b></p> <ul style="list-style-type: none"> <li>Full column foundation, insulated plinth, panels up to 300 mm above floor</li> <li>Reinforced concrete columns in 12 x 24 m grid or per layout</li> <li>Reinforced concrete or steel roof beams, clear height of 10 m</li> </ul>	<p><b>FLOOR</b></p> <ul style="list-style-type: none"> <li>Slabs reinforced concrete floor, PE membrane, cut joints, 180 mm thick, surface treated with hardener</li> <li>Load capacity of 50 kN/m<sup>2</sup>, 60 kN point load</li> <li>Flatness according to DIN 1822, table 3, line 3</li> </ul>	<p><b>ROOF</b></p> <ul style="list-style-type: none"> <li>Corrugated steel sheets, mineral wool insulation, PVC membrane</li> <li>Free load capacity of 13 kg/m<sup>2</sup> for client installation</li> <li>Min. 2% of daylight in warehouse area</li> <li>Siphonic drainage system, emergency overflow</li> </ul>	<p><b>FACADE</b></p> <ul style="list-style-type: none"> <li>Horizontal sandwich panels with mineral wool insulation, PVC membrane</li> <li>Reinforced concrete facade around docks to approx. 4.5 m height</li> <li>Double glazed windows in offices</li> </ul>	<p><b>DOCKS</b></p> <ul style="list-style-type: none"> <li>2x electrically operated 10 x 3.0 m dock for each 200 sq m of hall</li> <li>Each dock equipped with hydraulic leveler, 60 kN capacity PE shelter wheel guides</li> <li>2x electrically operated 4.5 x 4.5 m drive in gate for each 5,000 sq m of hall</li> </ul>
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<b>Total area</b>	40 660 m <sup>2</sup>
<b>Available area for rent</b>	40 660 m <sup>2</sup>
<b>Min. area</b>	5 000 m <sup>2</sup>
<b>Ceiling height</b>	10 m
<b>Floor loading capacity</b>	5 t/m <sup>2</sup>
<b>Column grid structure</b>	—
<b>Structure</b>	Reinforced concrete structure
<b>PENB</b>	B
<b>Reference number</b>	44236

**40,660 sqm** of industrial and office space for lease in the industrial park. Class A premises are suitable for light production, logistics or distribution. Units available from 5 000 sqm. The construction will be tailor-made according to the tenant's requirements. Available within 18 months after signing the contract.

### Location:

Strategically located close to the city of Chomutov (7 km), city of Teplice (45 km) and German borders (27 km). Located between the exit 70 and 75. Great connection to German highways (A4, A72, A9, A93) allowing easy access both to southern and northern part of Germany. The connection between Chomutov, Nezabylice and Údlice is provided by bus lines. Bus stop is close to the site.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- Accessibility 24/7
- 212 car parking places
- 6 truck parking places

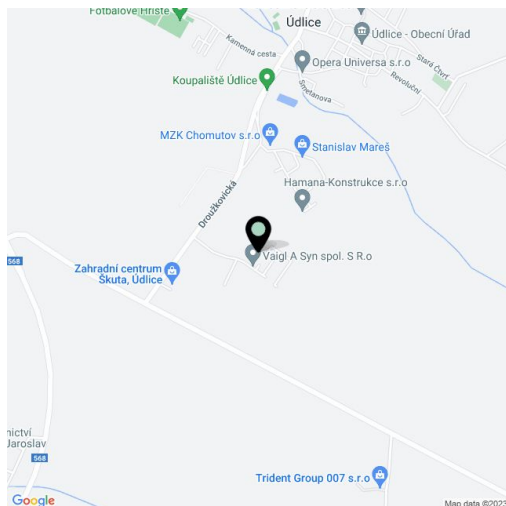
### Storage/Industrial space:

- Floor loading capacity 5 t/sq.m
- Clear height 10 m
- 38 Loading docks
- 2 drive-ins
- Skylights min. 2 %
- Column grid structure 24x12 m
- 200 Lux LED lighting
- ESFR sprinkler system

### Office:

- Office space according to the client's requirements
- Clear height 2,7 m
- Light intensity 500 Lux
- Air-conditioning

Lessee pays no commission.





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