



Warehouse space

46 000 m², Most, Havraň

Ask for price



STANDARD TECHNICAL SPECIFICATION

SUPPORTING STRUCTURE • Pad or pile foundations, insulated plinth, ground up to 30cm above floor • Prefabricated concrete columns in 12 x 24m grid per span • Prefabricated concrete or steel roof beams, clear height of 10m	FLOOR • Floor: reinforced concrete floor, PE membrane, 100 mm, 30mm thick, surface treated with hardener • Load capacity of 50 kN/m², 60 kN point load • Flatness according to DIN 1822, table 3, line 3	ROOF • Corrugated steel sheets, mineral wool insulation, PVC membrane • Free load capacity of 15 kg/m² for clients' installations • Min. 2% of slope in warehouse area • Synthetic drainage system, emergency overflow	FACADE • Horizontal sandwich panels with mineral wool insulation • Prefabricated concrete facade around docks to eaves, 4.5m height • Double-glazed windows in offices with insulated PVC profiles	DOCKS • 1x electrically operated 3 x 3.2 m dock for each 3,000 sqm of hall • Each dock equipped with hydraulic leveler, 40 kN capacity, PVC shelter, wheel guides • 1x electrically operated 3 x 4.2 m drive-in gate for each 3,000 sqm of hall
HALL INSTALLATIONS • Gas safety system or infrared gas radiators, heating according to norms for warehousing • 230V gridlines under roof, fire-rated certified tank and pumps • 200 lux LED lighting including influence of climate insulation • 1x 400 kVA dry transformer station per each 25,000 sqm of hall	PRODUCTION UPGRADE (OPTIONAL) • Increased facade and roof insulation • Heating and ventilation in accordance with code for manufacturing (swissair) • 300 lux LED lighting including influence of climate insulation • Increased percentage of daylight area	OFFICES • 2 floor option designed in hall, incl. offices, socials, locker rooms, day rooms, exit furniture and appliances • Alternative entrance door with canopy to entrance lobby • Thin, opaque or PVC floor surfaces, suspended mineral ceiling panels • Solid floor with covered terrace, wall tiles, and basic accessories • PVC color trays below windows, 2x 220V socket per work place • Server room with 2 split units and antistatic PVC floor • Top coating	OUTSIDE AREAS • Hard areas from concrete panels, sloped for drainage • 2m-high fence, entrance barriers and manual gate • Green areas with grass, bushes, and trees	



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Total area	46 000 m ²
Available area for rent	46 000 m ²
Min. area	46 000 m ²
Ceiling height	15.5 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	104827

46,000 m² of warehouse, industrial and office space for lease in the industrial zone, located 6 kilometers southeast of the city of Most. The park will offer approximately 97,000 sqm of space suitable for logistics, distribution or light manufacturing. The premises can be put into use as early as 12 months after signing the lease agreement.

Location:

Panattoni Park Most Joseph is located approximately 5 minutes drive from the D7 motorway on I/27, which connects Most, Žatec and Plzeň.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- Parking places

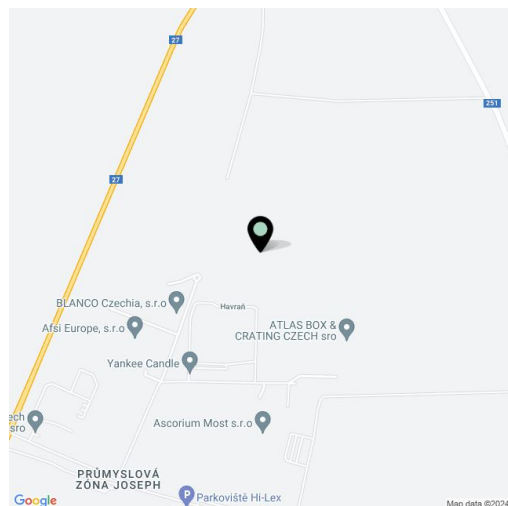
Storage/Industrial space:

- Drive-in
- Floor loading capacity 5 t/m²
- Clear height 15,5 m
- Loading docks
- Column grid structure 12x24 m
- 200 Lux LED lighting
- ESFR sprinkler system
- BREEAM excellent certified

Office:

- Build-to-suit
- Light intensity 500 Lux
- Air-conditioning

Lessee pays no commission.





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