



Industrial space

39 000 m², Plzeň-sever, Úherce

Ask for price



STANDARD TECHNICAL SPECIFICATION

SUPPORTING STRUCTURE

- Pad or pile foundations, insulated plinth, ground up to 30 cm above floor
- Prefabricated concrete columns in 12 x 24 m grid per segment
- Prefabricated concrete or steel roof beams, clear height of 10 m

FLOOR

- Floor: reinforced concrete floor, PE membrane, 60 mm 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 client installations
- Min. 2% of slope in warehouse area
- Synthetic drainage system, emergency overflows

FACADE

- Horizontal sandwich panels with mineral wool insulation
- Prefabricated concrete facade around docks to approx. 4 m 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 choker, wheel guides
- 1x electrically operated 3 x 4.2 m drive-in gate for each 3 000 sqm of hall

HALL INSTALLATIONS

- Gas safety beacons or infrared gas radiators, heating according to norms for warehousing
- 250 W gridded under roof, 100 W gridded under eaves and gutters
- 200 W LED lighting including influence of climate insulation
- 1x 630 kVA dry transformer station per each 3 000 sqm of hall

PRODUCTION UPGRADE (OPTIONAL)

- Increased facade and roof insulation
- Heating and ventilation in accordance with code for manufacturing warehousing
- 300 W LED lighting including influence of climate insulation
- Increased percentage of daylight area

OFFICES

- 2 floor sections designed in hall, incl. offices, social, 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
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- PVC color trays below windows, 1x 220V socket per work place
- Server room with 2 split units and automatic PVC floor
- Trip cooling

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

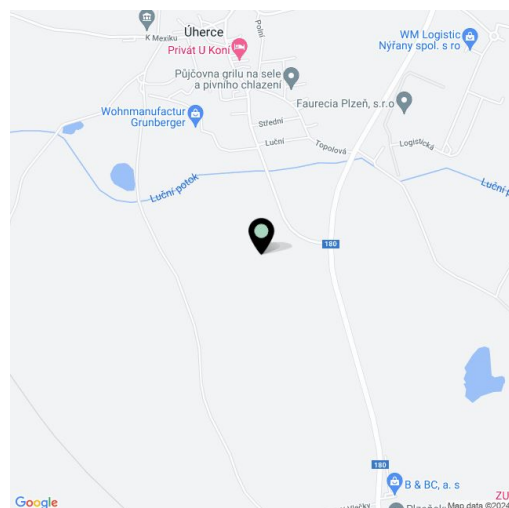


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Total area	39 000 m ²
Available area for rent	39 000 m ²
Min. area	39 000 m ²
Ceiling height	12.6 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	104844



39,000 m² of industrial, warehouse and office space for lease in the village of Úherce. Modern industrial park of class A offers space suitable for manufacturing and logistics companies. The internal layout of the premises can be adapted to the tenant's requirements. Available from 9 to 12 months after signing the contract.

Location:

Greenfield is located in Úherce, 14 km west of the city of Pilsen in western Bohemia. The location is near the major D5 motorway (exit 93) connecting the Czech Republic and Germany. Qualified workforce thanks to technical secondary and higher education institutions in Pilsen. Long-standing industrial tradition (machinery and equipment, electrical engineering, automotive industry, ceramics).

Features and Services:

- All infrastructure available in the area
- Truck loading yard
- Parking places for 140 cars
- Retention pond

Industrial/Warehouse space:

- Floor loading capacity 5 T/m²
- 44 Loading docks
- 2 Drive-in
- Clear height up to 12,6 m
- Column grid structure 24x12 m
- Light intensity 200 Lux
- Min. 2% of skylights in warehouse area
- ESFR sprinkler system

Office:

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

Lessee pays no commission.



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TOTAL BUILT-UP AREA

39,000 sq m

WAREHOUSE

Column grid
Clear height
Floor loading
ESFR sprinkler system
LED lighting

SUSTAINABILITY TRENDS

BREEAM New Construction level Excellent
Option for heat pumps and photovoltaics

