



Warehouse space

1244 m², Česká Lípa, Nový Bor, Nemocniční

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 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's installations
- Min. 2% of daylight in warehouse area
- Synthetic drainage system, emergency overflow

FACADE

- 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

- 1x electrically operated 3 x 3.2 m dock for each 1,000 sqm of hall
- Each dock equipped with hydraulic leveler, 40 kN capacity, PVC shelter, wheel guides
- 1x electrically operated 3.5 x 4.2 m drive-in gate for each 1,000 sqm of hall

HALL INSTALLATIONS

- Gas safety system or infrared gas radiators, heating according to norms for warehousing
- 230V gridlines under roof, PE (galvanised) tank and pumps
- 200 kVA 10/0.4 kV transformer 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 kVA 10/0.4 kV transformer including influence of climate insulation
- Increased percentage of daylight area

OFFICES

- 2-level custom designed in hall, incl. offices, social, locker rooms, day rooms, exit furniture and appliances
- Aluminium 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 roller trays below windows, 2x 2,000 roller per work place
- Server room with 2 split units and automatic PVC floor
- Top cooling

OUTSIDE AREAS

- Hard areas from concrete panels, sloped for drainage
- 200 mm high brick fence, entrance barriers and manual gate
- Green areas with grass, bushes, and trees



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Total area	1 244 m ²
Available area for rent	1 244 m ²
Min. area	1 244 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	107284

1,244 m² 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
- 9 Car parking places
- Truck parking places
- Retention pond

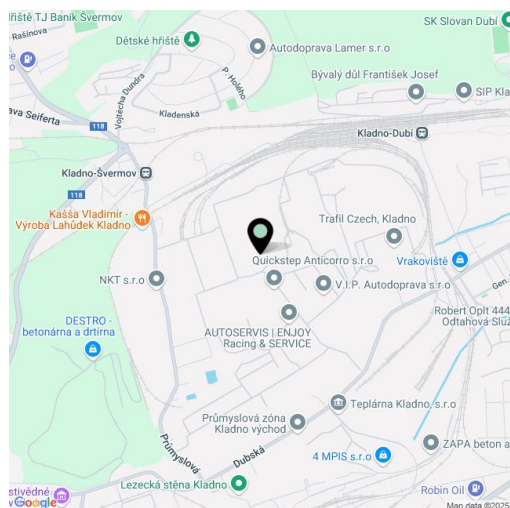
Storage/Industrial space:

- Floor loading capacity 5 t/m²
- Clear height 10 m
- 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.





Warehouse space

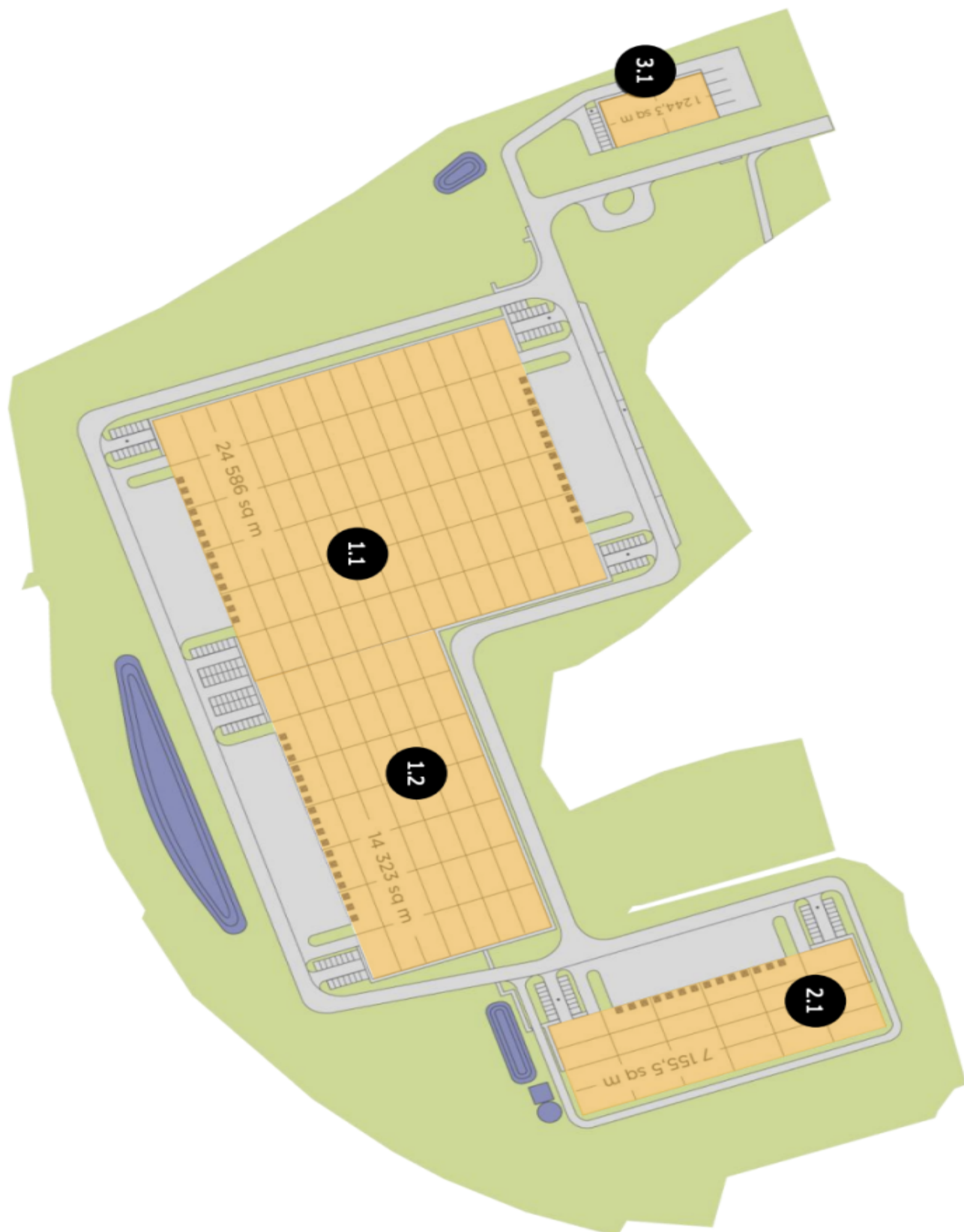
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● For rent (existing building)

● For rent (new development)

● Rented





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TOTAL BUILT-UP AREA
BUILDING A1
BUILDING A2
BUILDING B
BUILDING C

47,308 sq m
24,586 sq m
14,323 sq m
7,155 sq m
1,244 sq m

WAREHOUSE
Column grid
Clear height
Floor loading
ESFR sprinkler system
LED lighting

12 m x 24 m
10 m
5 t/sq m

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

