



Industrial space

7 155 m², Česká Lípa, Nový Bor, Nemocniční

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 span
- Prefabricated concrete or steel roof beams, clear height of 10 m

FLOOR

- Floor: reinforced concrete floor, PE membrane, 100 mm, 30 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 installation
- Min. 2% of slights 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 1 500 sqm of hall
- Each dock equipped with hydraulic leveler, 40 kN capacity, PVC checker, wheel guides
- 1x electrically operated 3 x 4.2 m drive-in gate for each 1 500 sqm of hall

HALL INSTALLATIONS

- Gas safety system or infrared gas radiators, heating according to norms for warehousing
- 230V gridlines under roof, 3-phase 4-wire 50 Hz and 230V gridlines under roof
- 200 lux LED lighting including influence of climate insulation
- 1x 400 kVA dry transformer station per each 3-25 000 sqm of hall

PRODUCTION UPGRADE (OPTIONAL)

- Increased facade and roof insulation
- Heating and ventilation in accordance with code for manufacturing warehousing
- 300 lux LED lighting 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
- Alternative entrance door with canopy to entrance lobby
- Thin, opaque or PVC floor surfaces, suspended mineral ceiling panels
- Solid kitchen with covered terrace, wall tiles, and basic accessories
- PVC color trays below windows, 1x 230V 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, access, entrance lobby and manual 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
Min. area	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	107289

7,155 m² of industrial, warehouse and office space for lease in Nový Bor.

Premises are suitable for light production, logistics or warehousing. 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 x Car parking places
- 5 x Truck parking places
- retention pond

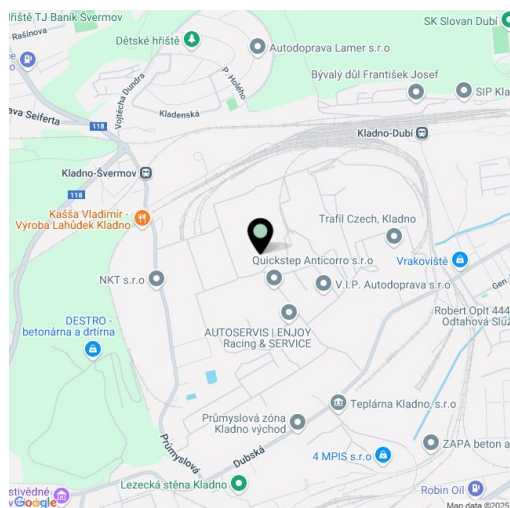
Storage/Industrial space:

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

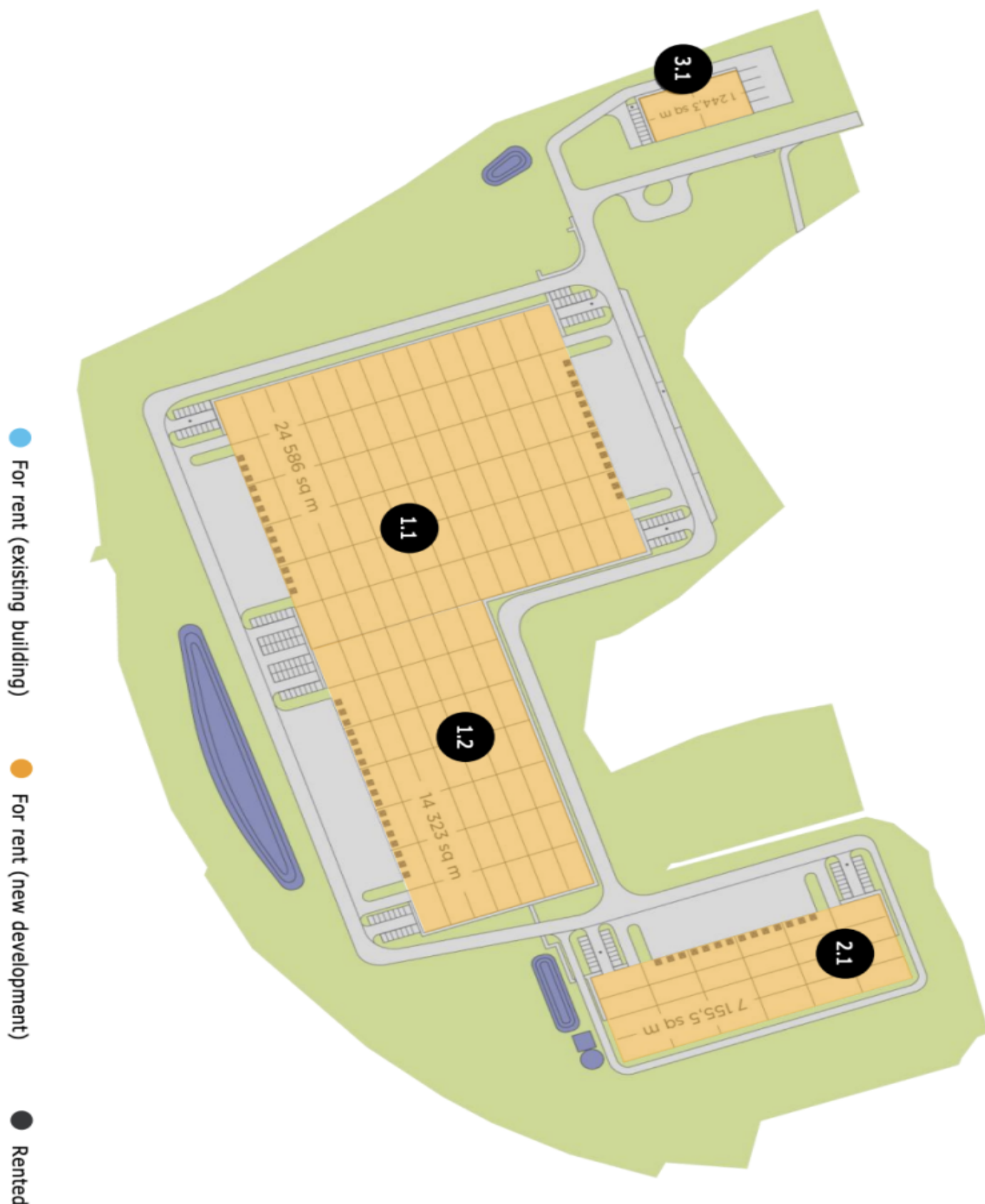




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TOTAL BUILT-UP AREA	
BUILDING A1	47 308 sq m
BUILDING A2	24 586 sq m
BUILDING B	14 323 sq m
BUILDING C	7 155 sq m
1 244 sq m	
WAREHOUSE	
Column grid	12 m × 24 m
Clear height	10 m
Floor loading	5 t/sq m
ESFR sprinkler system	
LED lighting	
SUSTAINABILITY TRENDS	
BREEAM New Construction level Excellent	
Option for heat pumps and photovoltaics	

