



Industrial 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 24 m 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 1 500 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 1 500 sqm of hall

**HALL INSTALLATIONS**

- Gas tubes, burners or infrared gas radiators, heating according to norms for warehousing
- 220V gridlines under roof, PE (galvanised) tank and pumps
- 200 kVA G37 lighting (including influence of climate insulation)
- 1x 630 kVA dry transformer station per each 125 000 sqm of hall

**PRODUCTION UPGRADE (OPTIONAL)**

- Increased facade and roof insulation
- Heating and ventilation in accordance with code for manufacturing (warehousing)
- 300 kVA G37 lighting (including influence of climate insulation)
- Increased percentage of daylight area

**OFFICES**

- 2-level custom designed in hall, incl. offices, socials, 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, 1x 220V socket per work place
- Server room with 2 split units and antistatic 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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1 244 m<sup>2</sup>, Česká Lípa, Nový Bor, Nemocniční

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|                                |                               |
|--------------------------------|-------------------------------|
| <b>Total area</b>              | 1 244 m <sup>2</sup>          |
| <b>Available area for rent</b> | 1 244 m <sup>2</sup>          |
| <b>Min. area</b>               | 1 244 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>                    | G                             |
| <b>Reference number</b>        | 107290                        |

**1,244 m<sup>2</sup>** 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
- 9 x Car parking places
- Truck parking places
- Retention pond

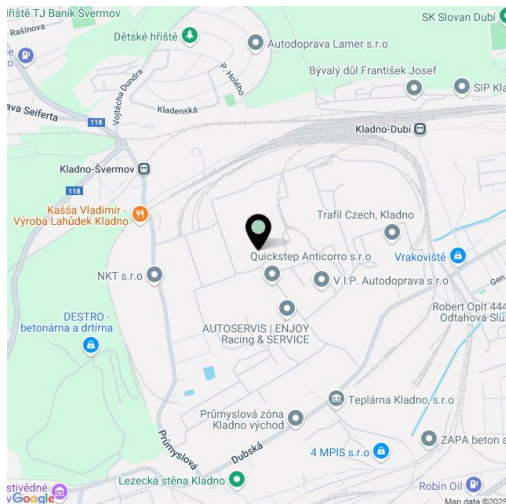
### Storage/Industrial space:

- Floor loading capacity 5 t/m<sup>2</sup>
- 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.





## Industrial space

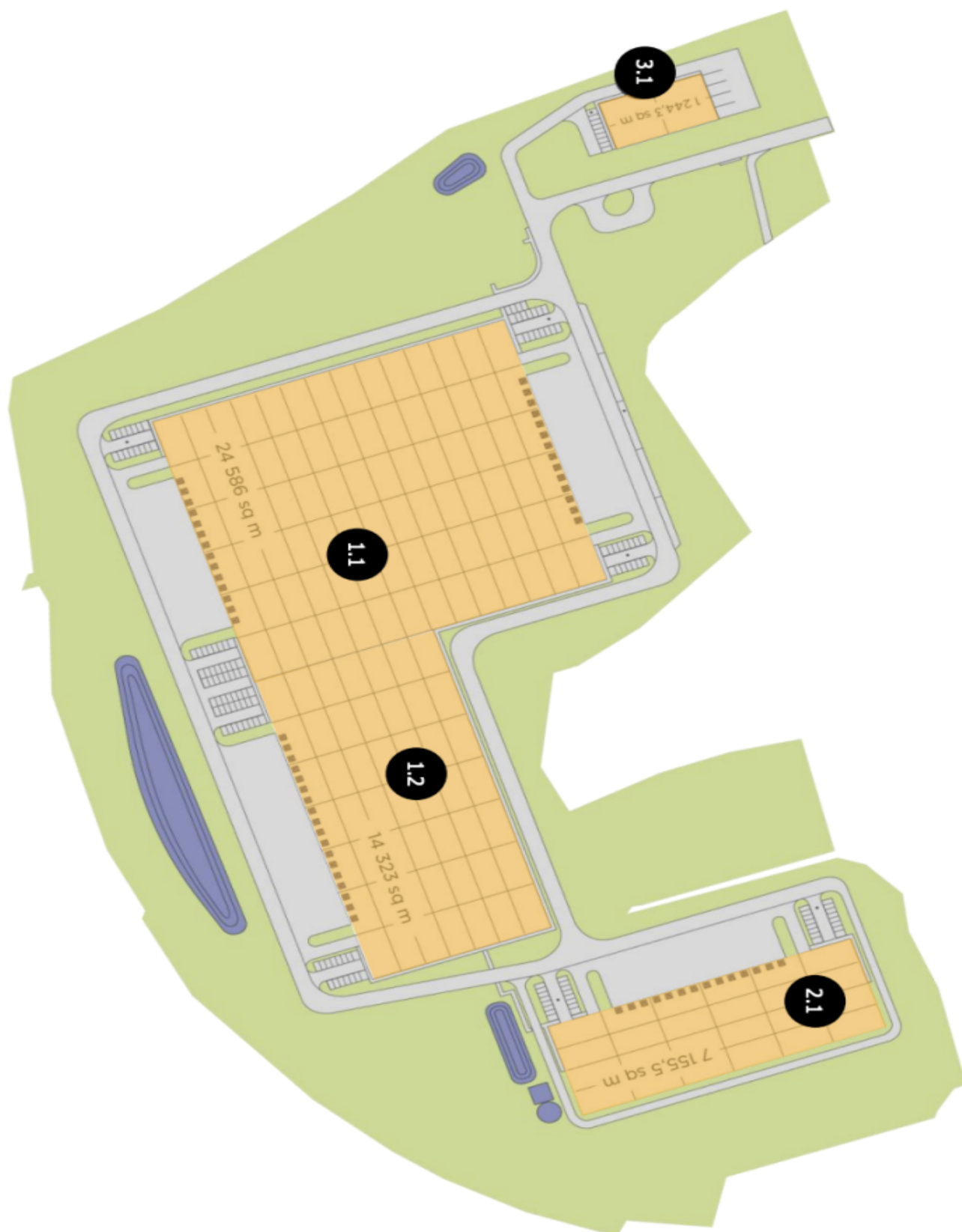
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● For rent (existing building)

● For rent (new development)

● Rented





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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 x 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 |  |

