



Industrial park

9 330 m², Most, Most, U Lesíka

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 segment
- 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 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 in 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 choker, wheel guides
- 1x electrically operated 3 x 4.2 m drive in gate for each 1 500 sqm of hall

HALL INSTALLATIONS

- Gas safety beacons or infrared gas radiators, heating according to norms for warehousing
- 250V gridlines under roof, 380V gridlines (cable tray and pumps)
- 200 lux LED lighting (including influence of climate insulation)
- 1x 630 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 (warehousing)
- 300 lux LED lighting (including influence of climate insulation)
- Increased percentage of daylight area

OFFICES

- 2 floor 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
- Sound floors with acoustic features, wall tiles, and basic acoustics
- PVC color trays below windows, 1x 220V socket per work place
- Server rooms with 2 split units and automatic PVC floor
- Trip cooling

OUTSIDE AREAS

- Hard areas from concrete panels, sloped for drainage
- 2m high brick fence, entrance barriers and manual gate
- Green areas with grass, bushes, and trees



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Total area	9 330 m²
Available area for rent	9 330 m²
Min. area	4 200 m²
Ceiling height	10 m
Floor loading capacity	5 t/m²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	107306

The industrial park offers **9,330 m²** of industrial, warehouse and office space for lease. The modern class A industrial park will offer units from 4,200 m². The project is designed to be built for individual customer needs, meeting the exact requirements of a BTO or BTS facility. The park is suitable for light manufacturing and logistics.

Location:

The park is located in the village of Čepirohy on the northwestern outskirts of the city of Most. Thanks to its strategic location near the D7 and D8 motorways and only 20 km from the German border, the site is very accessible. The capital city of Prague is 70 km away. Nearby train stop Most, bus stops Most, Čepirohy, zahrádkářská kolonie, and Most, Čepirohy, okály.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- 71 x car parking places
- 3 x truck parking places
- Truck loading yard
- BREEAM Excellent certified

Storage/Industrial space:

- 2 x Drive-ins
- 15 x Loading docks
- 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 with facilities according to the clients requirements

Lessee pays no commission.



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OCCUPIED

AVAILABLE

PLANNED AVAILABLE

