



SUPPORTING STRUCTURE	FLOOR	ROOF	FACADE	DOCKS
- Flat or gable foundations, insulated panels, covered by 30cm above floor - Pre-fabricated concrete columns in 12 x 24 cm and/or tapered - Pre-fabricated concrete or steel roof beams, clear height 10m	- Fibre reinforced concrete (RF) membrane, cast in-situ, 80m-thick, surface treated with hardener - Load capacity of 50 kN/m², 40 kN point load - Flatness according to DIN 1822, table 3, line 3	- Composite steel sheets, reinforced wood insulation, PVC membrane - Free load capacity of 15 kg/m² for electric insulation - min. 20m of flatness in warehouse area - Surface: aluminium coating	- Horizontal sandwich panels with mineral wool insulation - Pre-fabricated concrete facade around docks to appear, 4.5m height - Double glazing windows in offices with insulated PVC panels	- Is technically operated 3 x 2 m in dock for each 1 000 spp of hail - Each dock is equipped with hydraulic leveler, 40 kN capacity for RF thicker, thermal panels - Is technically operated 1.5 x 2 m in dock in each year 1 000 spp of hail

WALL INSTALLATIONS	PRODUCTION UPGRADE (OPTIONAL)	OFFICE	OUTSIDE AREAS
- Gas Salvahe heaters or infrared gas radiators, heating - Acoustics by sound absorbing - ESPR sprinklers under the flat (global certificate and permits) 200 to 400 kg CO2 filling (including influence of climate insulation) - Is 300 kWh transformer station per each 25 000 spp of hail	- Increased facade and roof insulation - Heating and ventilation system with code for the manufacturing (assembled) 300 to 400 kg CO2 filling (including influence of climate insulation) - Increased penetration of daylight area	3-level cars (designated in built), lift, offices, social, bar and kitchen - Heating systems, roof, bar and bar and kitchen - Aluminium entrance door with canopy to entrance lobby - Yield, concrete or PVC floor surface, suspended external ceiling panels - Steel frame with ceramic floors, lifts, and basic accessories - Sound control with acoustic tiles, 2200 mm acoustic PVC floor - Server room with 2 split units and anti-static, PVC floor	- Hail area from concrete panels, sloped roof - High mesh fence, entrance barriers and external gate - Gen area with glass, brooms, and trees

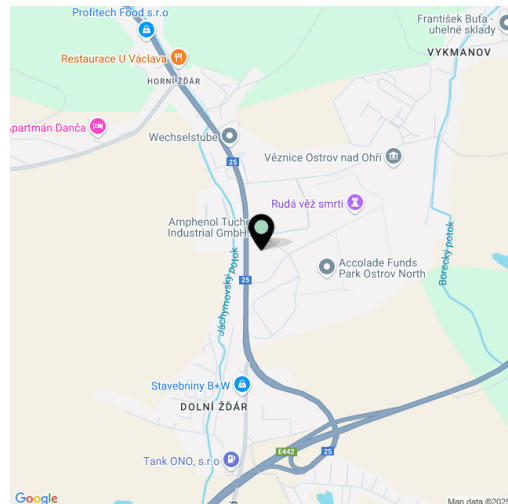


Industrial space

4 753 m², Karlovy Vary, Ostrov

Ask for price

Total area	4 753 m ²
Available area for rent	4 753 m ²
Min. area	4 753 m ²
Ceiling height	11.6 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	40075



4,753 m² of industrial and office space for lease. The A-class premises will be designed and constructed according to client specific requirements. Premises are suitable for logistics, distribution or light production. Available immediately.

Location:

Area is located within the Karlovy Vary region on west part of the Czech Republic. The site lies close to the Expressway 13/E442, connecting the city of Karlovy Vary, Chomutov, Most and Teplice. The park is easily accessible from larger cities such as Karlovy Vary (12 km) and Chomutov (40 km). Ideal location due to the close proximity of German borders (65 km). Public transport providing quick connection to Karlovy Vary.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 173 car parking places
- 12 truck parking places
- Accessibility 24/7

Storage/Industrial space:

- Floor loading capacity 5 T/m²
- Clear height 11,6 m
- 22 docks
- Drive-in
- Skylights min. 2 %
- Column grid structure 24 x 12 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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