

Ask for price

4 753 m², Karlovy Vary, Ostrov



SUPPORTING STRUCTURE

- Post or pile foundation, insulated piles
- 200 mm concrete piles
- Prefabricated concrete columns in 12 x 24 grid and/or square
- Prefabricated concrete or steel roof beams, chisel-connected or steel

FLOOR

- Fibre reinforced concrete floor 90 mm, sand, gravel, 30 mm thick, surface treated with topcoater
- Load capacity of 50 kg/m², 40 kg per point
- Plates according to DIN 1027, table 3, line 3

ROOF

- Cast-in-situ concrete floor, mineral wool insulation, 100 mm
- 100 mm concrete
- Free load capacity of 5 kg higher for clients installation
- Min. 2% of drainage in warehouse area
- Synthetic drainage system

FACADE

- Horizontal sandwich panels with mineral wool insulation
- Prefabricated concrete facade around docks in approx. 4 m height
- Double glazing windows in offices with insulated PVC profile

DOCKS

- 1 x hydraulically operated 1 x 2 m dock for each 100 m of hall
- Each dock equipped with hydraulic leveling, 40 kg capacity 90 degree wheel guides
- 1 x hydraulically operated 1 x 2 m drive-in gate for each 100 m of hall

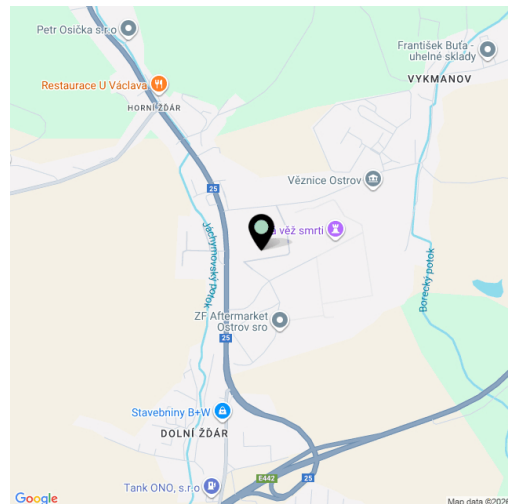


Warehouse space

4 753 m², Karlovy Vary, Ostrov

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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	B
Reference number	40077



4,753 m² of warehouse and office space for lease. These A-class premises will be designed and constructed according to the client's specific requirements. The premises are suitable for logistics, distribution, or light production. Available within 6 months after signing the contract. Available immediately.

Location:

The area is located within the Karlovy Vary Region in the western part of the Czech Republic. The site lies close to Expressway 13/E442, connecting the city of Karlovy Vary, Chomutov, Most, and Teplice. The office park is easily accessible from larger cities such as Karlovy Vary (12 km) and Chomutov (40 km). An ideal location due to its close proximity to the German border (65 km). Public transport provides quick connections to Karlovy Vary.

Features and services:

- Flexible units (storage/office/light production/showroom)
- Onsite property management
- Maintenance services
- 173 parking places
- 12 truck parking places
- 24/7 accessibility

Storage/Industrial space:

- Floor loading capacity 5 t/m²
- Clear height 11,6 m
- Loading docks
- 22 hydraulic bridges
- Direct entrance
- 2% light transmittance
- Column structure 12 m x 24 m
- 200 Lux LED light fixtures
- ESFR spinkler system

Office:

- Office space according to the client's requirements
- Air-conditioning

Lessee pays no commission.



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