



Industrial space

24 415 m², Plzeň-město, Plzeň, Ke Karlovu

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 24m grid per segment
- Prefabricated concrete or steel roof beams, clear height of 10m

FLOOR

- Floor reinforced concrete floor, PE membrane, oil paints, 50cm thick, surface treated
- Hardener
- Load capacity of 20 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 clean installation
- Min. 2% of slights in warehouse area
- Synthetic drainage system, emergency overflow

FACADE

- Horizontal sandwich panels with mineral wool insulation
- Prefabricated concrete facade around docks to eaves, 4.5m height
- Double-glazed windows in offices with insulated PVC profiles

DOCKS

- To electrically operated 3 x 3.2 m dock for each 1 000 sqm of hall
- Each dock equipped with hydraulic leveler, 40 kN capacity, PVC rubber wheel guides
- To electrically operated 3 x 4.2 m drive-in gate for each 1 000 sqm of hall

WALL INSTALLATIONS

- Gas tubes, heaters or infrared gas radiators, heating according to norms for warehousing
- LED spotlights under roof, 160 lm (rated certified tank and pumps)
- 200 lux LED lighting (including influence of clean installation)
- To 630 kVA dry transformer station per each 25 000 sqm of hall

PRODUCTION UPGRADE (OPTIONAL)

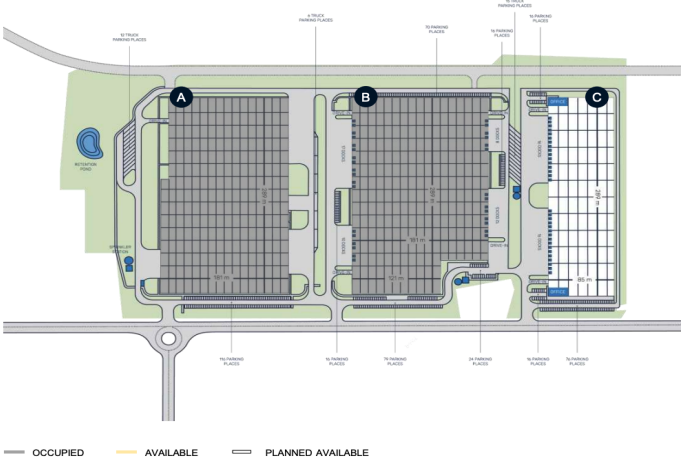
- Increased facade and roof insulation
- Heating and ventilation in accordance with code for manufacturing (powering)
- 300 lux LED lighting (including influence of clean installation)
- Increased percentage of daylight area

OFFICES

- 2 best custom designed in hall, incl. offices, social, locker rooms, day rooms, exit furniture and appliance
- Aluminium entrance door with system transparent lobby ceiling panels
- Thin, opaque or PVC floor surfaces, suspended mineral ceiling panels
- Small rooms with raised flooring, wall tile, and basic accessories
- PVC cable trays below windows, 2x 220V socket per work place
- Server room with 2 light units and automatic PVC floor
- Top cooling

OUTSIDE AREAS

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





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Total area	24 415 m ²
Available area for rent	24 415 m ²
Min. area	24 415 m ²
Ceiling height	12 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	B
Reference number	40206

24,415 m² of industrial and office space for lease in Pilsen. A Class premises are suitable for light manufacturing, logistics or distribution. The internal layout of the premises can be adapted to the requirements of the tenant. To move in within 12-15 months after signing the contract.

Location:

The park is located directly in the city of Pilsen. There is an excellent transport connection by public and train transport, which connects Pilsen with Frankfurt, Munich and Curych.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 108 car parking places
- 15 truck parking places

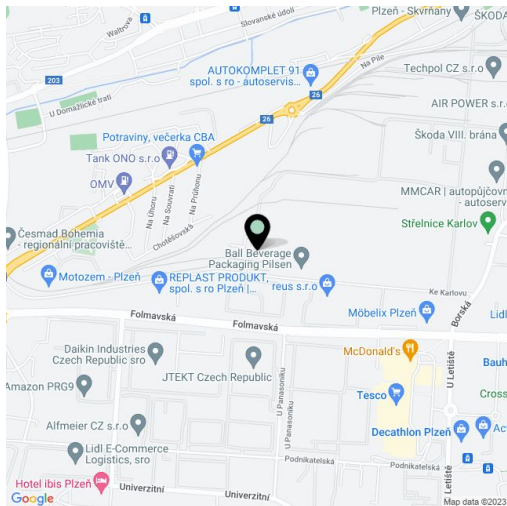
Storage/Industrial space:

- Floor loading capacity 5 T/m²
- Clear height 12 m
- 32 x Loading docks
- 2 x Drive-in
- Column grid structure 24x12 m
- 200 Lux LED lighting
- ESFR sprinkler system

Office:

- Office space according to the client's requirements
- Air-conditioning
- 500 Lux LED lighting

Lessee pays no commission.

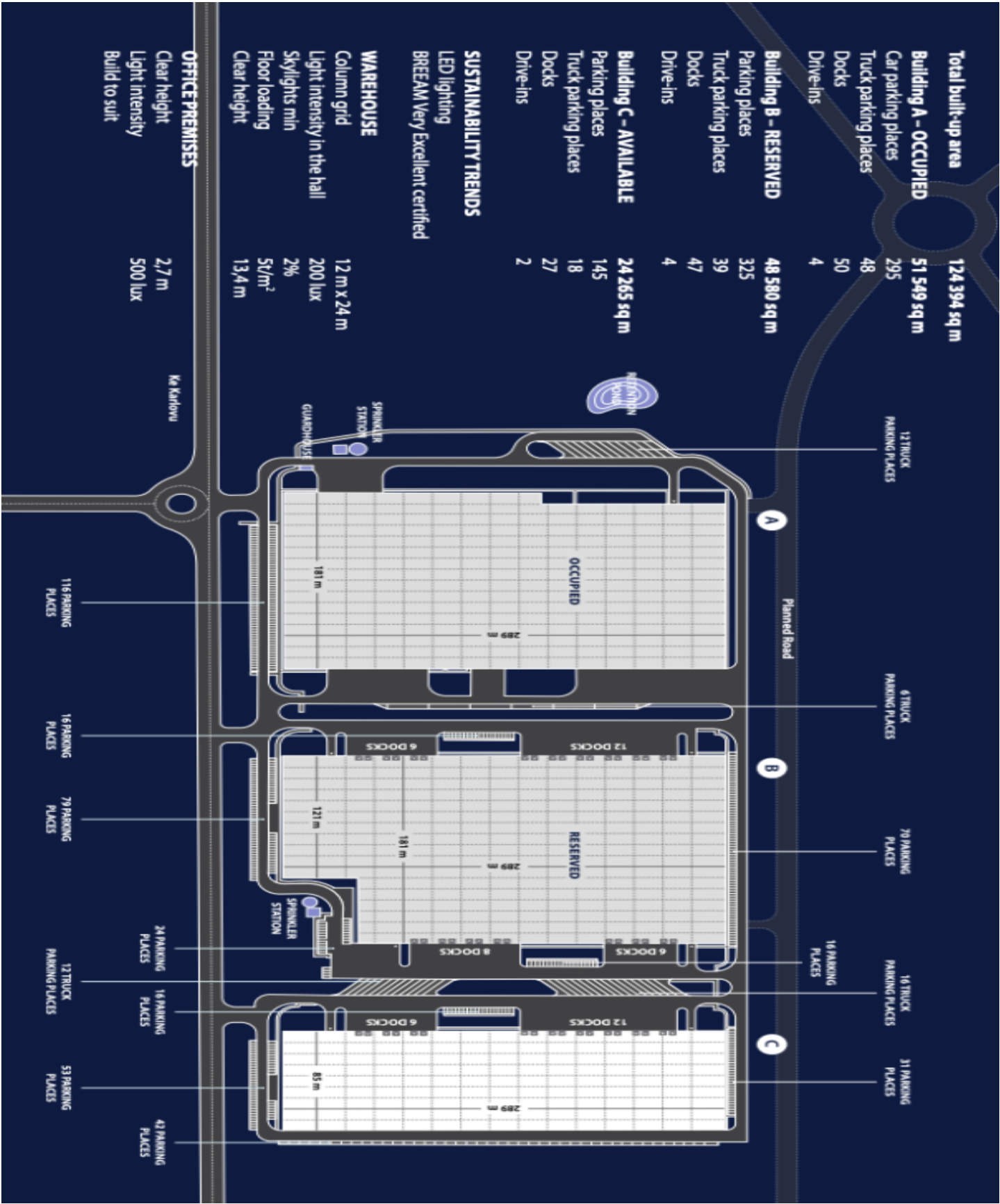




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