





# PANATTONI PARK TÝNIŠTĚ



B

PARK ENTRANCE

 **CATALER**

A



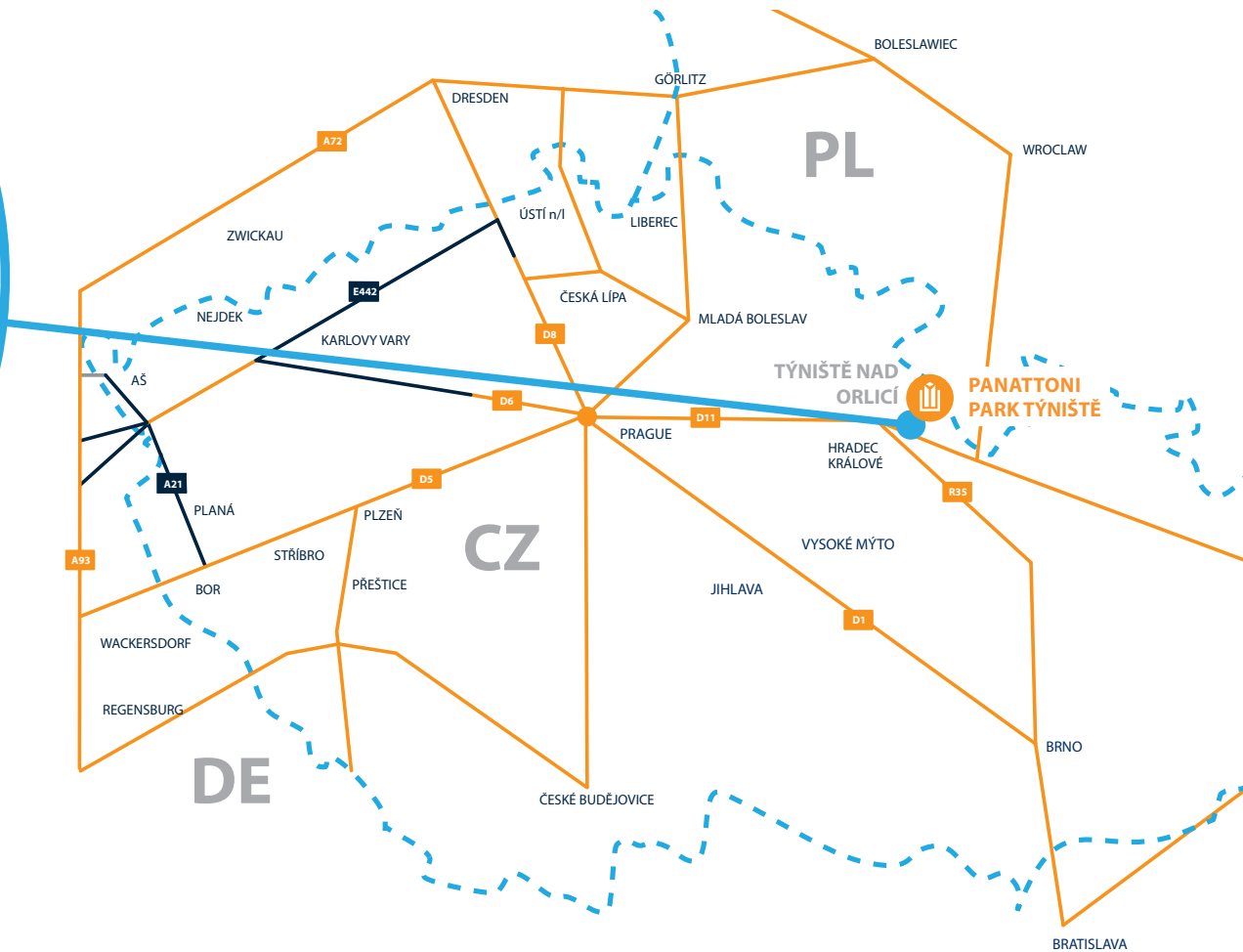
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# PANATTONI PARK TÝNIŠTĚ

GREAT ACCESSIBILITY FROM D11 AND D35 HIGHWAYS

 PANATTONI

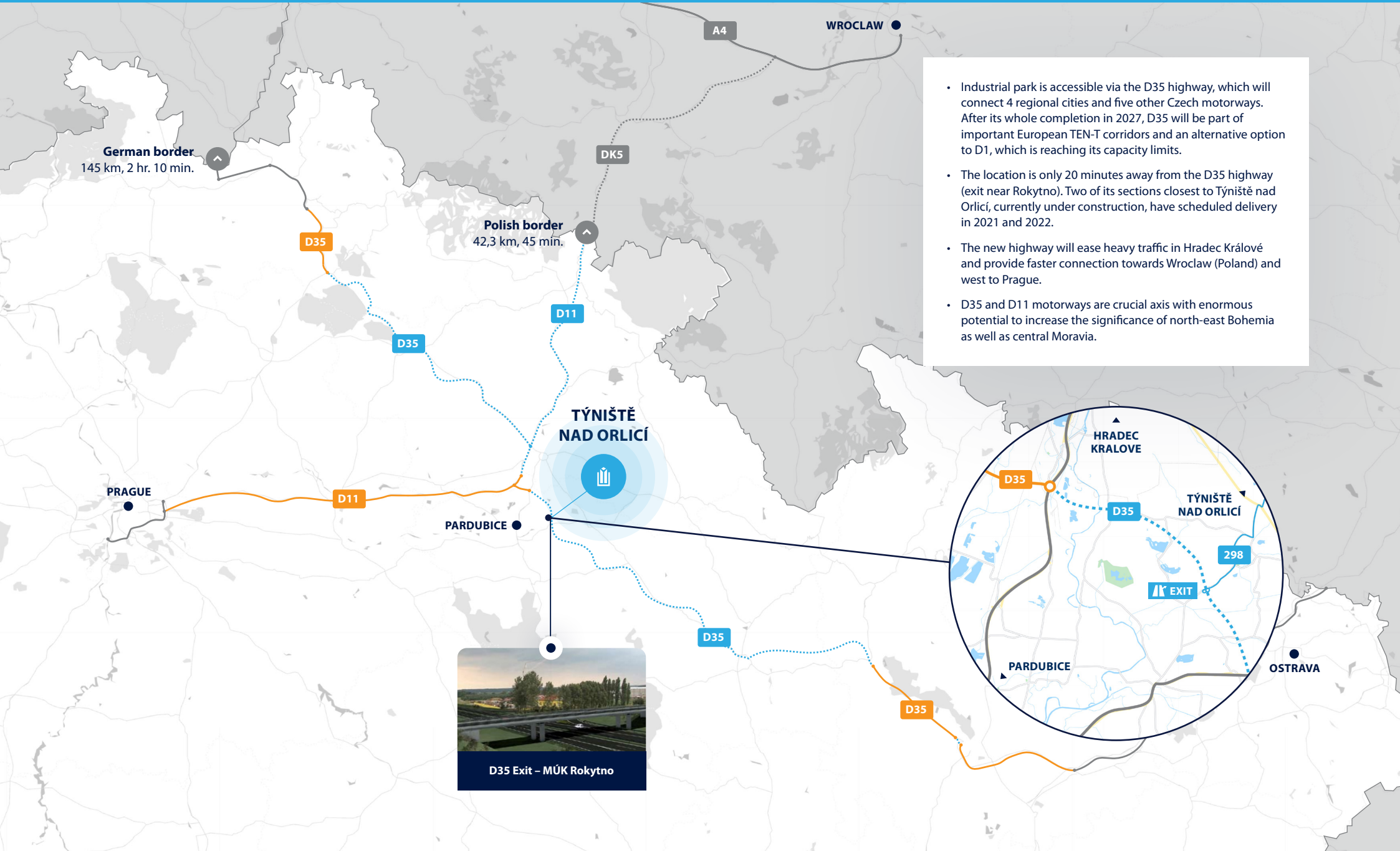


## Key distances

- Kvasiny 18 km / 18 minutes
- Hradec Králové 25,5 km / 29 minutes
- Pardubice 36,8 km / 39 minutes

# PANATTONI PARK TÝNIŠTĚ

## ABOUT LOCATION



- Industrial park is accessible via the D35 highway, which will connect 4 regional cities and five other Czech motorways. After its whole completion in 2027, D35 will be part of important European TEN-T corridors and an alternative option to D1, which is reaching its capacity limits.
- The location is only 20 minutes away from the D35 highway (exit near Rokytno). Two of its sections closest to Týniště nad Orlicí, currently under construction, have scheduled delivery in 2021 and 2022.
- The new highway will ease heavy traffic in Hradec Králové and provide faster connection towards Wrocław (Poland) and west to Prague.
- D35 and D11 motorways are crucial axis with enormous potential to increase the significance of north-east Bohemia as well as central Moravia.





# PANATTONI PARK TÝNIŠTĚ

## STANDARD TECHNICAL SPECIFICATION



### SUPPORTING STRUCTURE

- Pad or pilot foundations, insulated plinth panels up to 300 mm above floor
- Prefabricated concrete columns in 12 x 24 m grid or per layout
- Prefabricated concrete or steel roof beams, clear height of 10 m

### FLOOR

- Fibre reinforced concrete floor, PE membrane, cut joints, 180 mm thick, surface treated with hardener
- Load capacity of 50 kN/sq m, 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/sq m for clients installations
- Min. 2 % of skylights in warehouse area
- Syphonic drainage system, emergency overflows

### FACADE

- Horizontal sandwich panels with mineral wool insulation
- Prefabricated concrete facade around docks to approx. 4.5 m height
- Double glazed windows in offices

### DOCKS

- 1x electrically operated 3.0 x 3.0 m dock for each 1,000 sq m of hall
- Each dock equipped with hydraulic leveller, 60 kN capacity, PE shelter, wheel guides
- 1x electrically operated 4.0 x 4.5 m drive-in gate for each 5,000 sq m of hall



### HALL INSTALLATIONS

- Gas Sahara heaters or infrared gas radiators, heating according to norms for warehousing
- ESFR sprinklers under roof, FM Global certified tank and pumps
- 200 lux LED lighting (excluding influence of clients installations)
- 1x 630 kVA dry transformer station per each 25,000 sq m of hall

### PRODUCTION UPGRADE (OPTIONAL)

- Increased facade and roof insulation
- Heating and ventilation in accordance with code for manufacturing (assembly)
- 300 lux LED lighting (excluding influence of clients installations)
- Increased percentage of skylights area

### OFFICES

- 2 level custom designed in-built, incl. offices, socials, locker rooms, day room, excl. furniture and appliance
- Aluminium entrance door with canopy to entrance lobby
- Tiles, carpets or PVC floor surfaces, suspended mineral ceiling panels
- Social rooms with ceramic fixtures, wall tiles, and basic accessories
- PVC cable trays below windows, 2x 220 V socket each 8 sq m
- Server room with 2 split units and antistatic PVC floor
- Top cooling

### OUTSIDE AREAS

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

# PANATTONI PARK TÝNIŠTĚ

## DEVELOPMENT CONCEPT

**TOTAL BUILT-UP AREA** 26,228 sq m

**Building A – AVAILABLE** 8,529 sq m

**Building A – OCCUPIED** 8,000 sq m

**Building B** 9,699 sq m

### SUSTAINABILITY TRENDS

LED lighting  
BREEAM Excellent certified

### WAREHOUSE

Column grid 12 m x 24 m  
Light intensity in the hall 200 lux  
Skylights min 2%  
Floor loading 5 t/sq m

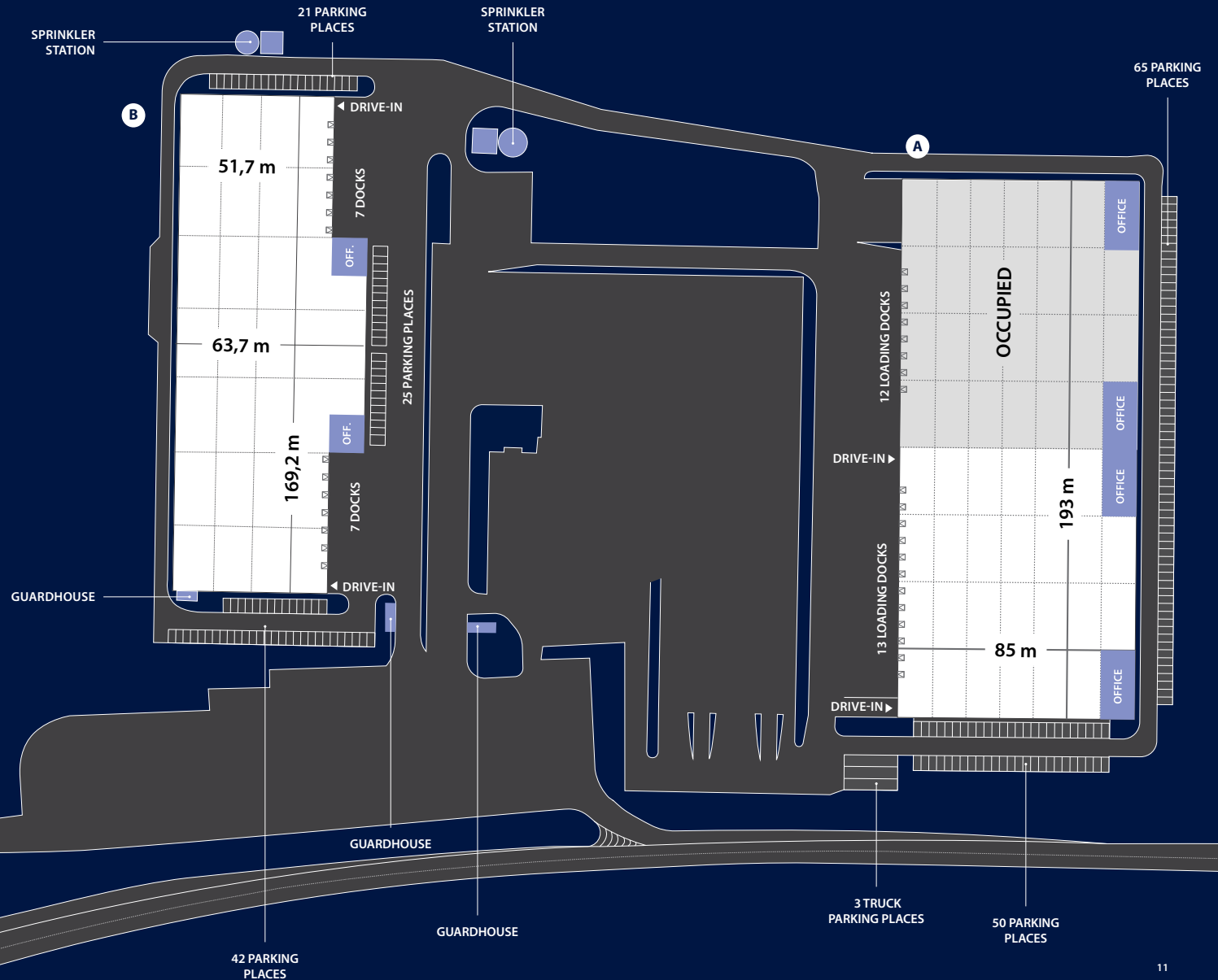
### OFFICE PREMISES

Clear height 2,7 m  
Light intensity 500 lux  
Build to suit

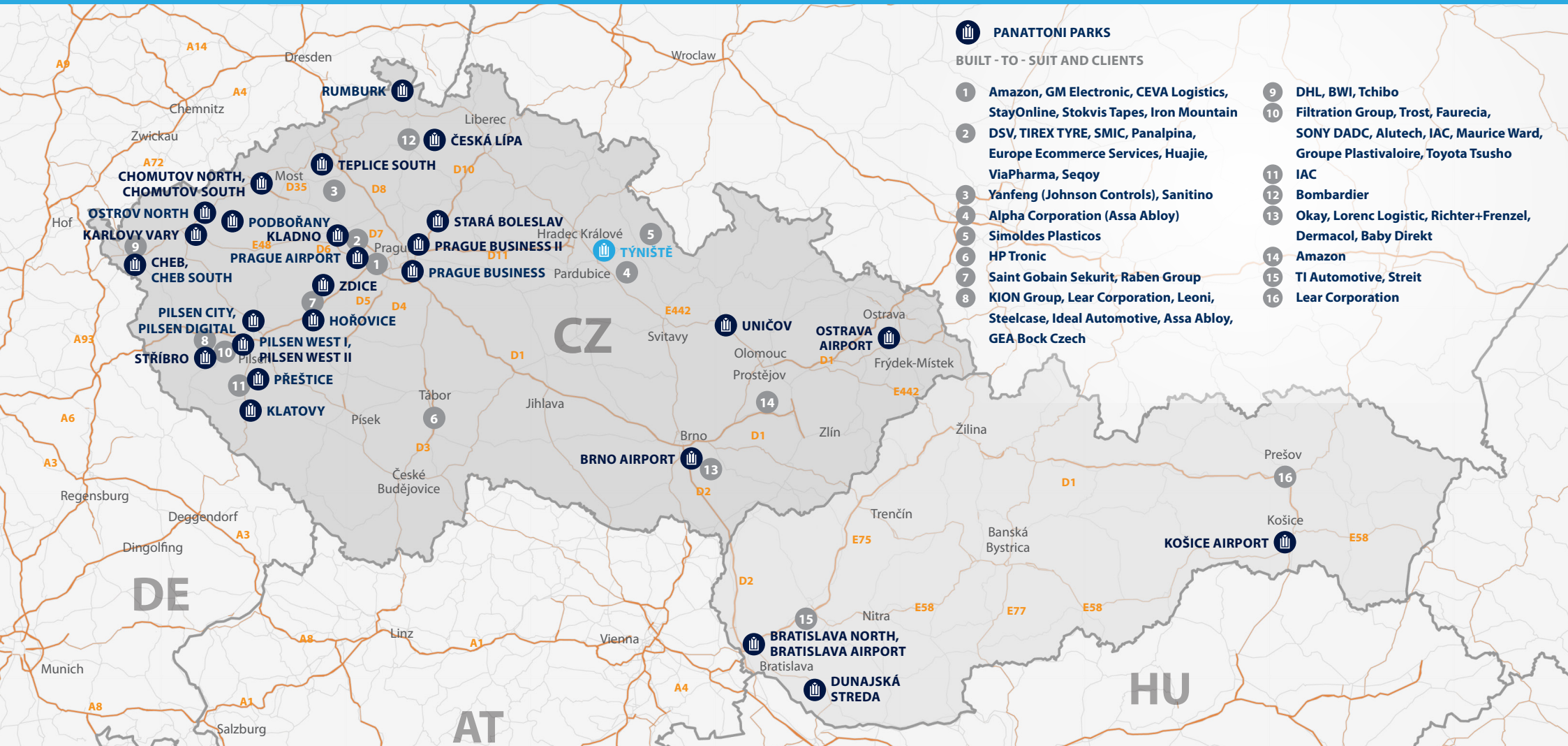
### BUILDING STANDARDS

Clear height 10 m  
Loading docks 1/1 000 sq m  
Floor loading capacity 5 t/sq m

- ESFR sprinkler system
- Parking areas for cars
- Truck loading yard
- Office space with facilities according to the clients requirements







**PANATTONI PARKS**
**BUILT - TO - SUIT AND CLIENTS**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>1 Amazon, GM Electronic, CEVA Logistics, StayOnline, Stokvis Tapes, Iron Mountain</li> <li>2 DSV, TIREX TYRE, SMIC, Panalpina, Europe Ecommerce Services, Huajie, ViaPharma, Seqoy</li> <li>3 Yanfeng (Johnson Controls), Sanitino</li> <li>4 Alpha Corporation (Assa Abloy)</li> <li>5 Simoldes Plasticos</li> <li>6 HP Tronic</li> <li>7 Saint Gobain Sekurit, Raben Group</li> <li>8 KION Group, Lear Corporation, Leoni, Steelcase, Ideal Automotive, Assa Abloy, GEA Bock Czech</li> </ul> | <ul style="list-style-type: none"> <li>9 DHL, BWI, Tchibo</li> <li>10 Filtration Group, Trost, Faurecia, SONY DADC, Alutech, IAC, Maurice Ward, Groupe Plastivaloire, Toyota Tsusho</li> <li>11 IAC</li> <li>12 Bombardier</li> <li>13 Okay, Lorenc Logistic, Richter+Frenzel, Dermacol, Baby Direkt</li> <li>14 Amazon</li> <li>15 TI Automotive, Streit</li> <li>16 Lear Corporation</li> </ul> |
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**Panattoni Worldwide**  
**International vision. Local focus.**

With an expansive international platform, Panattoni Development Company, Inc. specializes in industrial, office and build-to-suit development. Our 31 offices in the United States, Canada and Europe are responsible for the development of approximately 30 million square meters. Each office is rooted in the local community with strong partnerships that produce the best results for our clients in each region. You can find us in Poland, Great Britain, the Czech Republic, Slovakia, Germany and Luxembourg.

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