



Business Park Most Joseph



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BUILDING C

AVAILABLE
38,800 sq m

C

BUILDING B

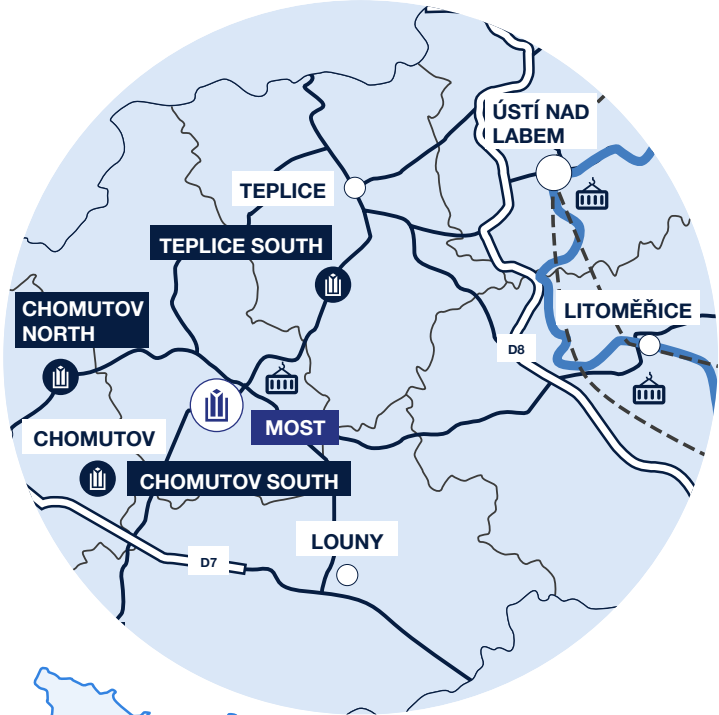
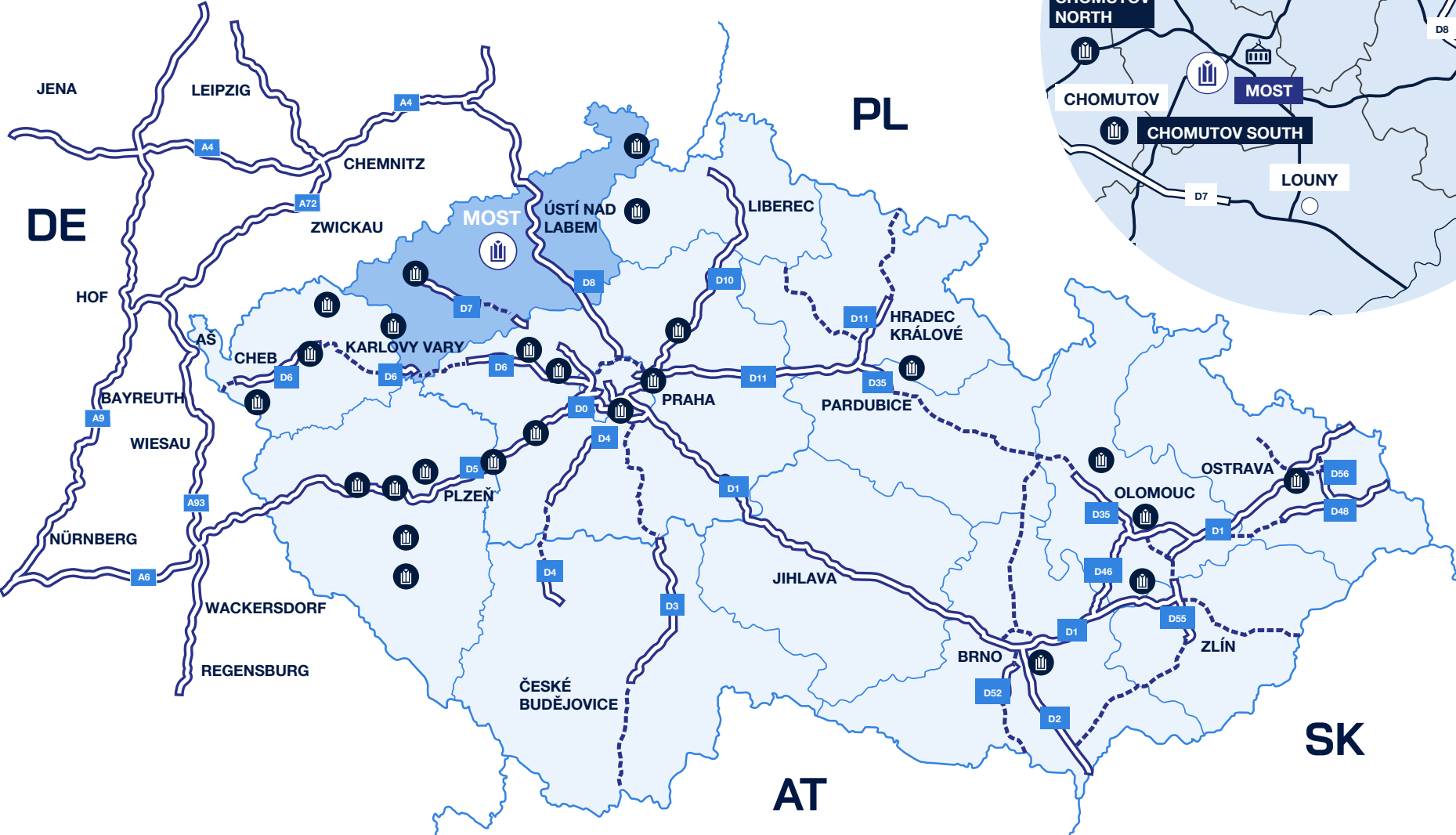
AVAILABLE
107,000 sq m

B

- ▶ **DRÁŽDANY** (100 km, 90 min)
- ◀ **CHOMUTOV** (22 km, 17 min)
- ◀ **KARLOVY VARY** (73 km, 60 min)

- MOST** (10 km, 10 min) ▶
- ÚSTÍ NAD LABEM** (55 km, 52 min) ▶
- PRAHA** (87 km, 80 min) ▶

Business Parks in the Czech Republic



Supporting structure

- Pad or pilot foundations, insulated plinth panels up to 300 mm above floor
- Prefabricated concrete columns in 12 × 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 × 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 × 5.0 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

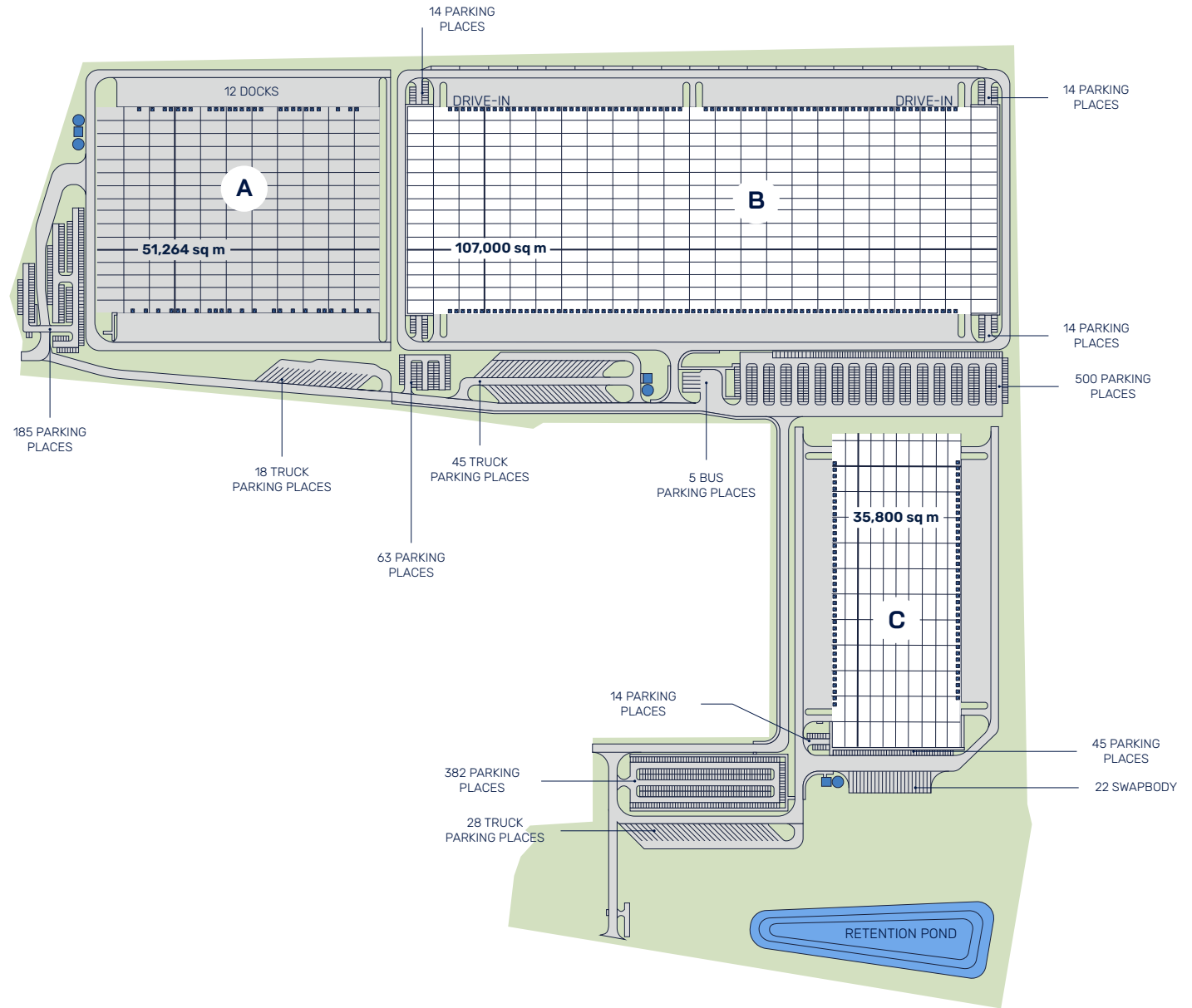
Offices

- 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

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|-------------------------------|--------------|
| TOTAL BUILT-UP AREA | 371,423 sq m |
| BUILDING A – OCCUPIED | 51,264 sq m |
| BUILDING B – AVAILABLE | 107,000 sq m |
| BUILDING C – AVAILABLE | 35,800 sq m |

| | |
|-----------------------|-------------|
| WAREHOUSE | 12 m × 24 m |
| Column grid | Up to 20 m |
| Clear height | 5 t/sq m |
| Floor loading | |
| ESFR sprinkler system | |
| LED lighting | |

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|---|
| SUSTAINABILITY TRENDS |
| BREEAM New Construction level Excellent |
| Option for heat pumps and photovoltaics |

OUR REFERENCES

Business Park Cheb



Location: Cheb, Karlovy Vary Region
Size: 103,000 sq m

Industry: Distribution centre
Year of completion: 2021

Business Park Chomutov North



Location: Jirkov, Ústí Region
Size: 37,000 sq m

Industry: Production
Year of completion: 2023

Business Park Kojetín



Location: Kojetín, Olomouc Region
Size: 187,000 sq m

Industry: E-commerce
Year of completion: 2022

Business Park Stříbro



Location: Ostrov u Stříbra, Pilsen Region
Size: 79,400 sq m

Industry: Production
Year of completion: 2015–2019 (3 phases)



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