





PERFECT ACCESS FROM EXIT 169, 164

GREAT VISIBILITY FROM D6 EXPRESSWAY

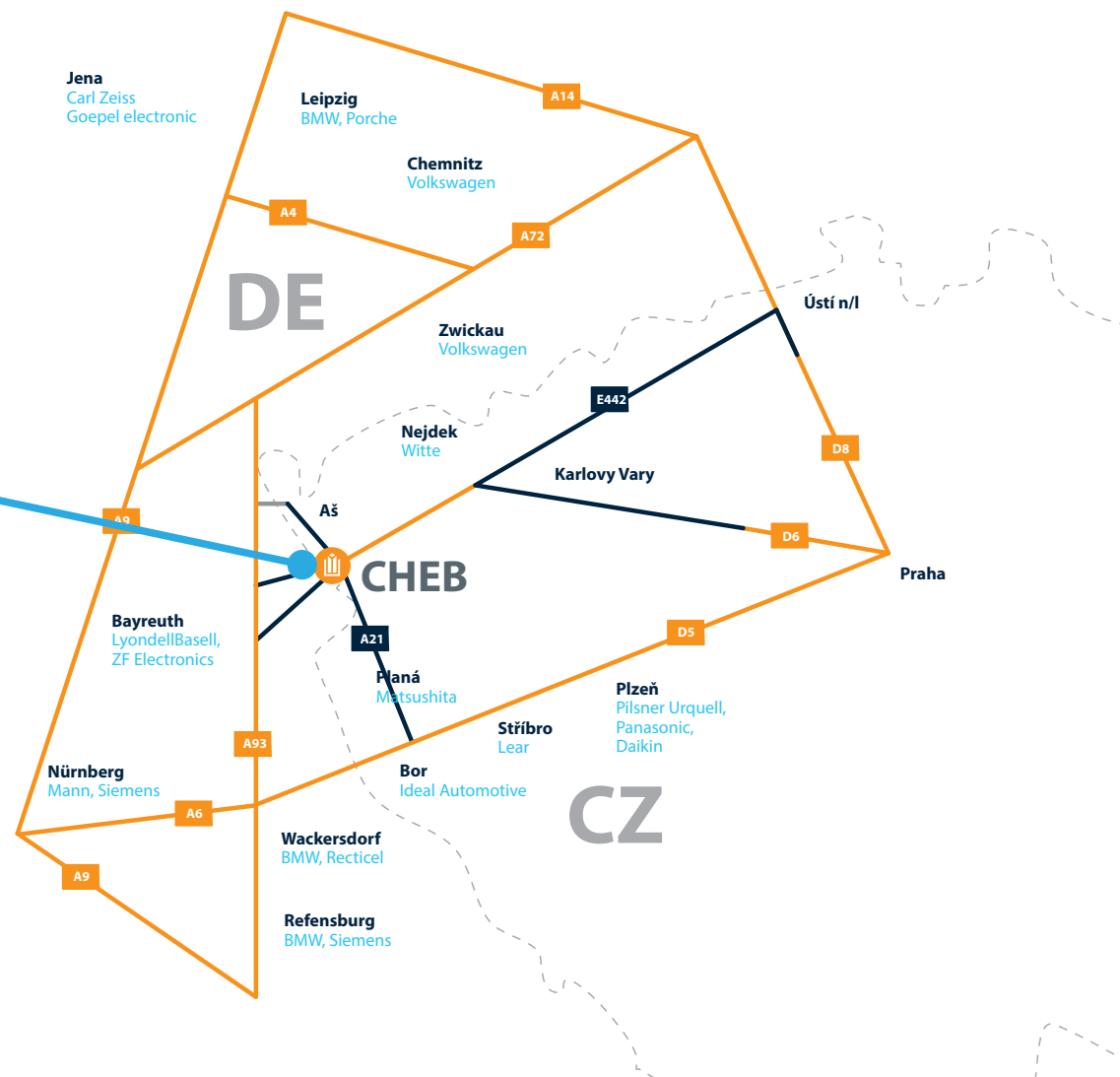


Key distances

- City of Cheb (5.1 km, 11 min)
- German borders (14.3 km, 10 min)
- Sokolov (25 km, 19 min)
- Karlovy Vary (40 km, 28 min)
- Prague (155 km, 2 hrs)

Bus connections

- Regular public transport between the Park, city of Cheb and Sokolov



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

DEVELOPMENT CONCEPT

Total built-up area 294,519 sq m

Building A – OCCUPIED 15,671 sq m
Building B I – OCCUPIED 44,636 sq m
Building B II – OCCUPIED 10,800 sq m
Building C – OCCUPIED 12,400 sq m
Building D – OCCUPIED 99,112 sq m
 26,000 sq m
Building F – OCCUPIED 106,900 sq m
F I 28,500 sq m
F II 30,500 sq m
F III 35,000 sq m
F IV 12,900 sq m

WAREHOUSE

Column grid 12 m x 24 m
 Clear height 10 m
 ESFR sprinkler system
 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
 Built-to-suit solution

SUSTAINABILITY TRENDS

LED lighting
 BREEM Very Good certified

- Excellent access to the exit from expressway
- Designed and constructed to the highest A class standard
- Suitable for logistics and production activities
- Turnkey solution according to the client's requirements
- Accessibility 24/7





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