

# Business park Ostrov South





# Business Park Ostrov South



E442

**BUILDING A**

**AVAILABLE**

38 489 sq m

A

OSTROV-PRŮMYSLOVÁ ZÓNA II



◀ KARLOVY VARY (10 km, 10 min)

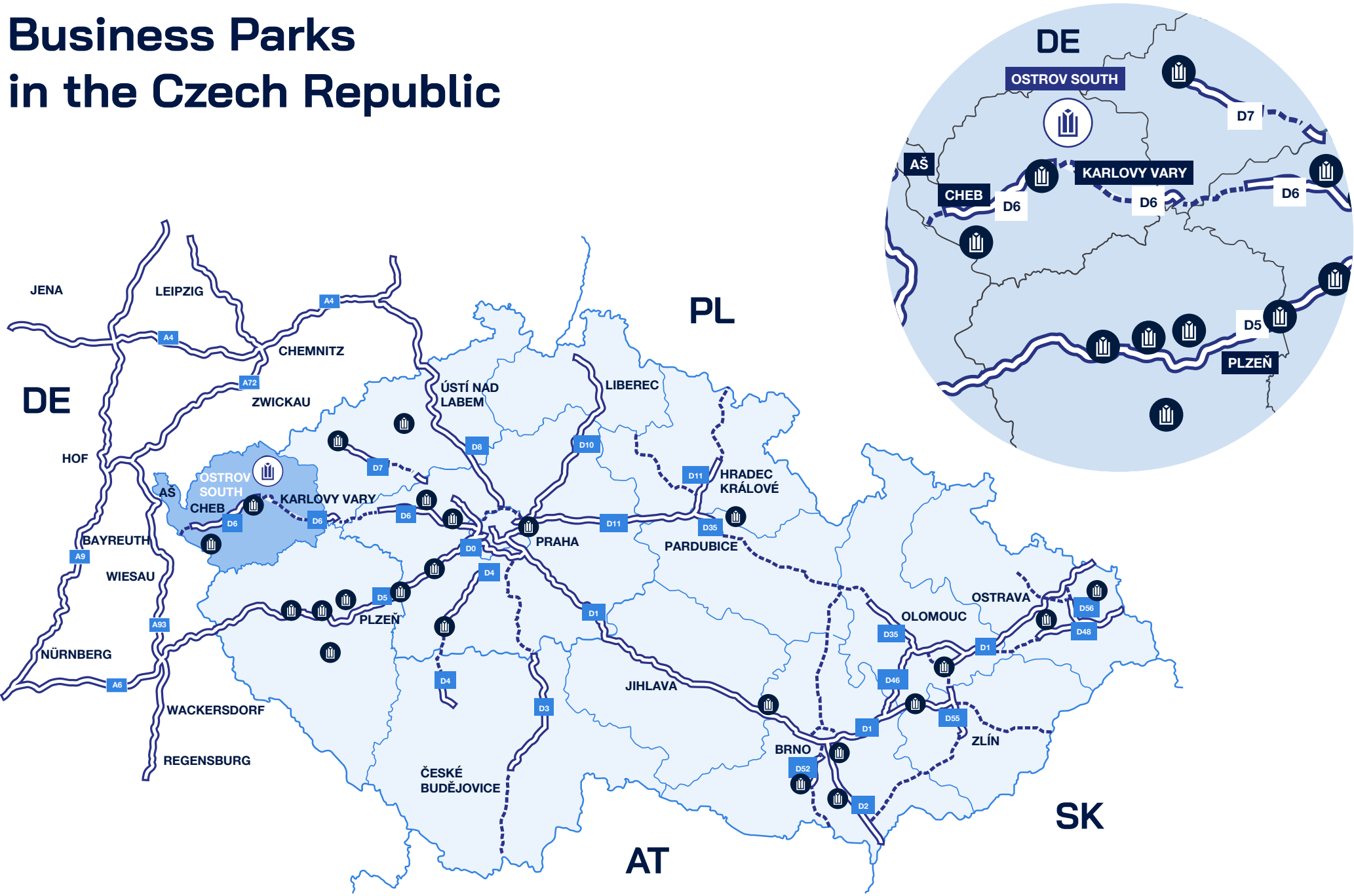
◀ GERMAN BORDERS (via Karlovy Vary 74 km, 51 min)

GERMAN BORDERS (via Jáchymov 22 km, 22 min) ▶

KLÁŠTEREC NAD OHŘÍ (26 km, 25 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

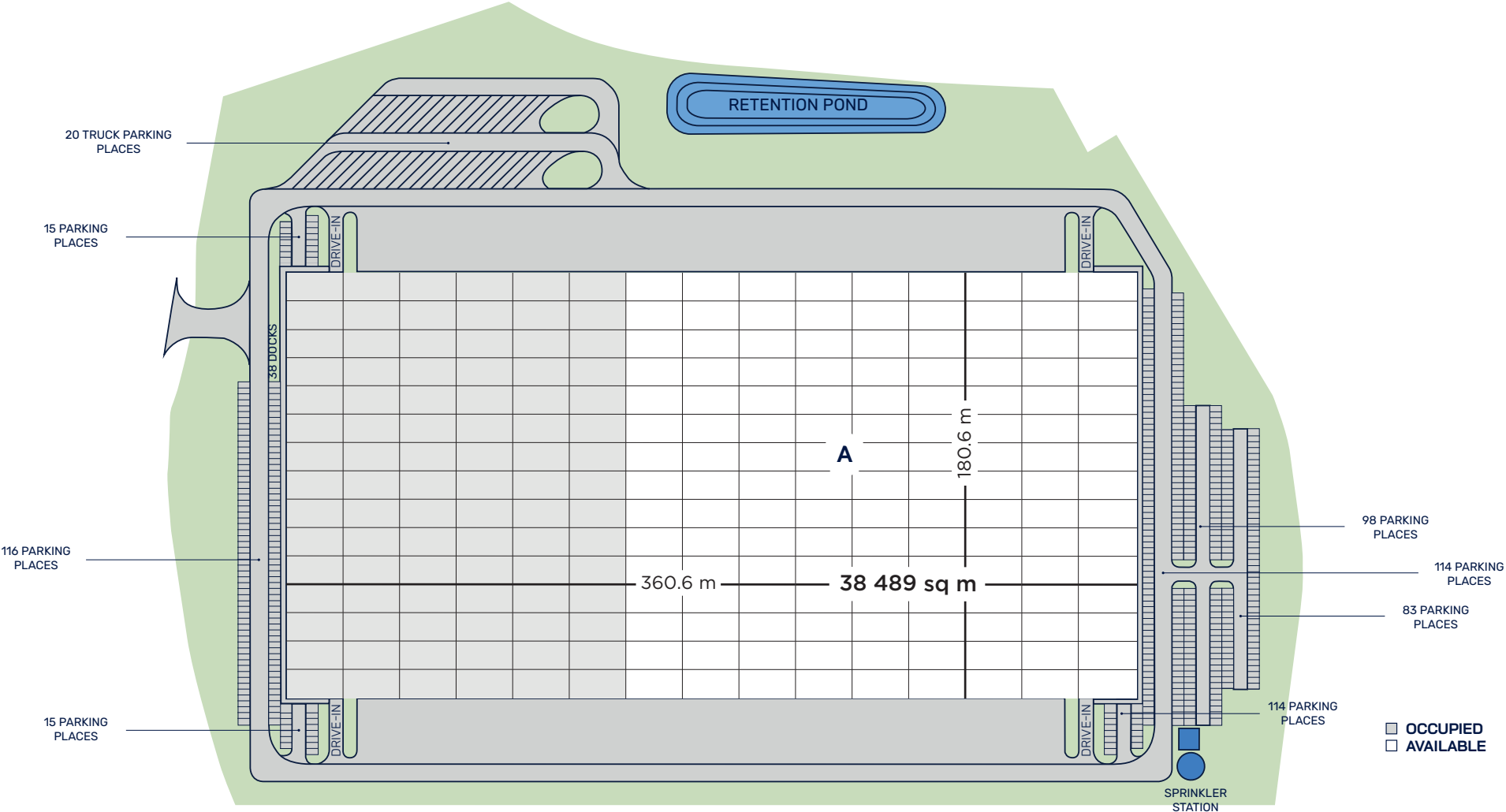
## Offices

- 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

# Business Park Ostrov South



**TOTAL BUILT-UP AREA** 65,482 sq m  
**BUILDING A** 38,489 sq m

**WAREHOUSE**  
Column grid  
Clear height  
Floor loading  
ESFR sprinkler system  
LED lighting

12 m × 24 m  
Up to 12 m  
5 t/sq m

**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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