



STANDARD TECHNICAL SPECIFICATION

<p>SUPPORTING STRUCTURE</p> <ul style="list-style-type: none"> • Pad or pile foundations, insulated plinth, slabs up to 30cm above floor • Prefabricated concrete columns in 12 x 24 cm grid per span • Prefabricated concrete or steel roof beams, clear height of 10m 	<p>FLOOR</p> <ul style="list-style-type: none"> • Fibre reinforced concrete floor PE membrane, 100 mm, 100 mm thick, surface treated with hardener • Load capacity of 20 kN/m², 60 kN point load • Flatness according to DIN 1822, table 3, line 3 	<p>ROOF</p> <ul style="list-style-type: none"> • Corrugated steel sheets, mineral wool insulation, PVC membrane • Free load capacity of 15 kg/m² for clients installation • Min. 2% of slope in warehouse area • Optimize drainage system, emergency roof access 	<p>FAÇADE</p> <ul style="list-style-type: none"> • Horizontal sandwich panels with mineral wool insulation • Prefabricated concrete facade around docks to approx. 4.5m height • Double glazed windows in offices with insulated PVC profiles 	<p>DOCKS</p> <ul style="list-style-type: none"> • 1x electrically operated 3 x 3.2 m dock for each 3 500 sqm of hall • Each dock equipped with hydraulic leveler, 60 kN capacity PVC roller, wheel guides • 1x electrically operated 3 x 4.2 m drive-in gate for each 3 500 sqm of hall
<p>HALL INSTALLATIONS</p> <ul style="list-style-type: none"> • Gas safety beacons or infrared gas radiators, heating according to norms for space heating • 220V light fixtures under roof (LED light certified tank and pipes) • 200 lux LED lighting including influence of direct irradiation • 1x 630 kVA dry transformer station per each 3 500 sqm of hall 	<p>PRODUCTION UPGRADE (OPTIONAL)</p> <ul style="list-style-type: none"> • Increased facade and roof insulation • Heating and ventilation in accordance with code for manufacturing (swissair) • 300 lux LED lighting (including influence of direct irradiation) • Increased percentage of skylights area 	<p>OFFICES</p> <ul style="list-style-type: none"> • 2 level custom designed in hall, incl. offices, social, locker rooms, day rooms, exit furniture and equipment • Aluminium entrance door with access to entrance lobby • Thin carpet or PVC floor surfaces, suspended mineral wool panels • Solid floors with epoxy, fabric, cell tile, and basic accessories • PVC color trays below windows, 2x 220V socket per work place • Server room with 2 split units and antistatic PVC floor • Trip coating 	<p>OUTSIDE AREAS</p> <ul style="list-style-type: none"> • Hard areas from concrete paving, slotted for drainage • 2m high mesh fence, entrance barrier and manual gate • Green areas with grass, bushes, and trees 	



Industrial park

9 330 m², Most, Most, U Lesíka

Ask for price

Total area	9 330 m ²
Available area for rent	9 330 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	107306

The industrial park offers **9,300 sqm** of industrial, warehouse and office space for lease. The modern class A industrial park will offer units from 4,200 sq.m. The project is designed to be built for individual customer needs, meeting the exact requirements of a BTO or BTS facility. The park is suitable for light manufacturing and logistics.

Location:

The park is located in the village of Čepirohy on the northwestern outskirts of the city of Most. Thanks to its strategic location near the D7 and D8 motorways and only 20 km from the German border, the site is very accessible. The capital city of Prague is 70 km away.

Nearby train stop Most, bus stops Most, Čepirohy, zahrádkářská kolonie, and Most, Čepirohy, okály.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- 71 x car parking places
- 3 x truck parking places
- Truck loading yard
- BREEAM Excellent certified

Storage/Industrial space:

- 2 x Drive-ins
- 15 x Loading docks
- Floor loading capacity 5 t/sqm
- Clear height 10 m
- Column grid structure 12x24 m
- 200 Lux LED lighting
- ESFR sprinkler system

Office:

- Office space with facilities according to the clients requirements

Lessee pays no commission.



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- OCCUPIED
- AVAILABLE
- PLANNED AVAILABLE

