



STANDARD TECHNICAL SPECIFICATION

SUPPORTING STRUCTURE <ul style="list-style-type: none"> • Pad or pile foundations, insulated plinth, slabs on 150mm above floor • Prefabricated concrete columns in 12 x 24 cm grid per span • Prefabricated concrete or steel roof beams, clear height of 10m 	FLOOR <ul style="list-style-type: none"> • Fibre reinforced concrete floor PE membrane, 100 mm, 150 mm thick, surface treated with hardener • Load capacity of 25 kN/m², 40 kN point load • Flatness according to DIN 1822, table 3, line 3 	ROOF <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 overflows 	FAÇADE <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 	DOCKS <ul style="list-style-type: none"> • 1x electrically operated 3 x 3.2 m dock for each 1 500 sqm of hall • Each dock equipped with hydraulic leveler, 40 kN capacity PVC roller, wheel guides • 1x electrically operated 3 x 4.2 m drive-in gate for each 1 500 sqm of hall
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HALL INSTALLATIONS <ul style="list-style-type: none"> • Gas safety beacons or infrared gas radiators, heating according to norm for space heating • 220V gridlines under roof (PE/GP/grounded/bank and power) • 200 x 120 lighting including elements of direct installation • 1 x 4.15 kVA dry transformer station per each 1-2 000 sqm of hall 	PRODUCTION UPGRADE (OPTIONAL) <ul style="list-style-type: none"> • Increased facade and roof insulation • Heating and ventilation in accordance with code for manufacturing (aspirating) • 300 x 120 lighting (including influence of clients installation) • Increased percentage of skylights area 	OFFICES <ul style="list-style-type: none"> • 2 best custom designed in hall, incl. offices, social, locker rooms, day rooms, exit furniture and equipment • Aluminium entrance door with access to entrance lobby • Thin, opaque, UV PVC floor surfaces, suspended mineral wool ceiling • Solid frame with enamel, fabric, cell foil, and basic accessories • PVC color trays below windows, 1x 220V socket per work place • Super room with 1 light units and entrance PVC floor • Top coating 	OUTSIDE AREAS <ul style="list-style-type: none"> • Hot areas from concrete panels, rigid for drainage • 2m high metal fence, entrance barriers and metal gate • Green areas with grass, bushes, and trees
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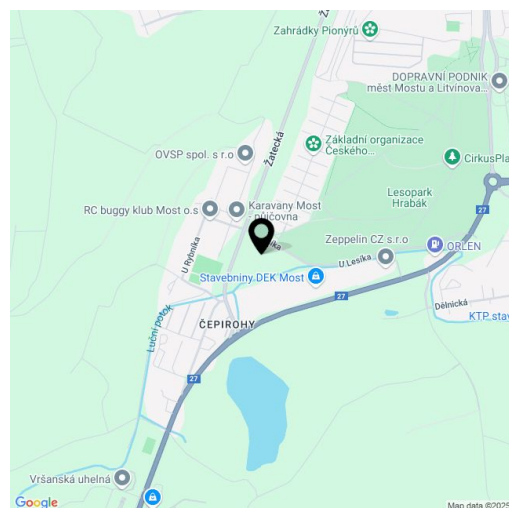


Industrial space

9 330 m², Most, Most, U Lesíka

Ask for price

Total area	9 330 m ²
Available area for rent	9 330 m ²
Min. area	4 200 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	107307



9,300 sqm of industrial, warehouse and office space for lease in the modern class A industrial park. 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. Available within 12 months after signing the contract.

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-in
- 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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Ask for price

- OCCUPIED
- AVAILABLE
- PLANNED AVAILABLE

