



Warehouse space

9 330 m², Most, Most, U Lesíka

Ask for price



STANDARD TECHNICAL SPECIFICATION

SUPPORTING STRUCTURE <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 	FLOOR <ul style="list-style-type: none"> • Fibre reinforced concrete floor PE membrane, 100 joints, 30cm thick, surface treated with hardener • Load capacity of 25 kN/m², 60 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 client installation • Min. 2% of slope in warehouse area • Separate drainage system 	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 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
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HALL INSTALLATIONS <ul style="list-style-type: none"> • Gas safety beacons or infrared gas radiators, heating according to norms for warehousing • 220V lightbeams under roof (500W and certified tank and pumps) • 200 Wx 1200 lighting including elements of direct installation • 1x 400 kVA dry transformer station per each 12 500 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 (warehousing) • 300 Wx 1200 lighting (including influence of client 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 room, exit furniture and equipment • Aluminium entrance door with access to entrance lobby • Thin carpet or PVC floor surfaces, suspended mineral wool ceiling panels • Solid Form with raised: fabric, cell tile, and basic accessories • PVC color trays below windows, 1x 220V socket per work place • Server room with 1 split units and entrance PVC floor • Trip coating 	OUTSIDE AREAS <ul style="list-style-type: none"> • Hard areas from concrete paving, sloped for drainage • 2m high brick fence, entrance barriers and metal gate • Green areas with grass, bushes, and trees
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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	107312

9,330 sqm of warehouse, industrial and office space for lease in the modern class A logistic 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 logistics or light manufacturing. 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

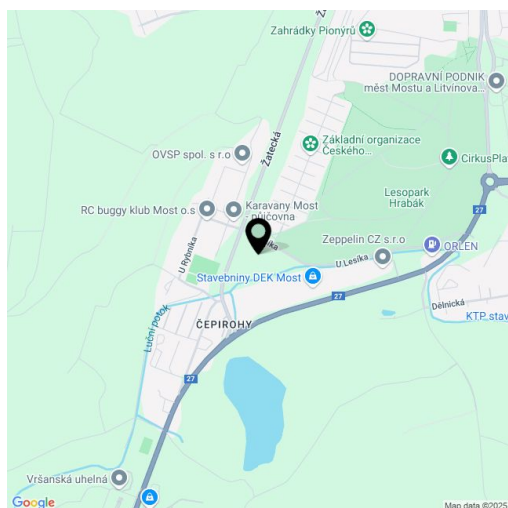
Storage/Industrial space:

- 2 x Drive-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

