



Warehouse space

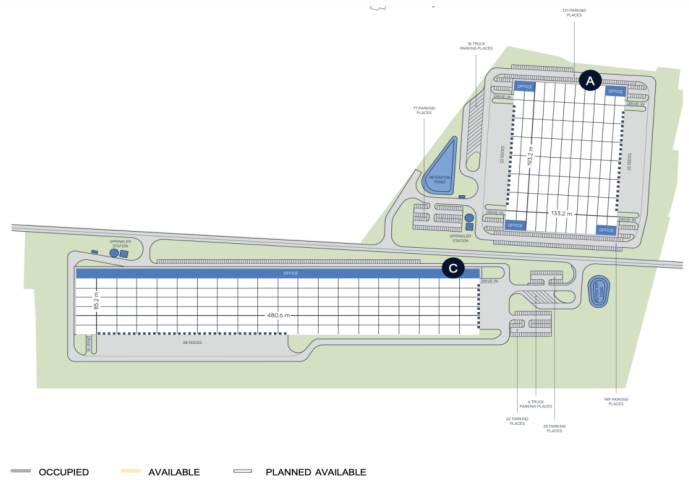
25 540 m², Chomutov, Údlice, Droužkovičká

Ask for price



<p>SUPPORTING STRUCTURE</p> <ul style="list-style-type: none"> Full column foundation, insulated plinth, panels up to 300 mm above floor Reinforced concrete columns in 12 x 24 m grid or per layout Reinforced concrete or steel roof beams, clear height of 10 m 	<p>FLOOR</p> <ul style="list-style-type: none"> Slabs reinforced concrete floor, PE membrane, cut joints, 180 mm thick, surface treated with hardener Load capacity of 50 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 13 kg/m² for clients installation Min. 2% of slope in warehouse area Siphonic drainage system, emergency overflow 	<p>FACADE</p> <ul style="list-style-type: none"> Horizontal sandwich panels with mineral wool insulation, PVC membrane Reinforced concrete facade around docks to approx. 4.5 m height Double glazed windows in offices 	<p>DOCKS</p> <ul style="list-style-type: none"> 24 electrically operated 10 x 3.0 m dock for each 200 sq m of hall Each dock equipped with hydraulic leveler, 60 kN capacity PE shelter wheel guides 24 electrically operated 4.5 x 4.5 m drive in gate for each 5,000 sq m of hall
--	--	---	---	---

<p>HALL INSTALLATIONS</p> <ul style="list-style-type: none"> Gas safety heaters or infrared gas radiators, heating according to norms for warehousing ESF sprinklers under roof (F40 Global certified tank and pumps) 200 lux LED lighting (including influence of clients installation) 1x 630 kVA dry transformer station per each 25,000 sq m 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 (assembly) 300 lux LED lighting (including influence of clients installation) Increased percentage of skylights area 	<p>OFFICES</p> <ul style="list-style-type: none"> 2 level custom designed in built, incl. offices, social, locker room, dress room, rest barbers and spa area Aluminium entrance door with canopy to entrance lobby Tile, carpet or PVC floor surface, suspended mineral ceiling panels Social areas with ergonomic furniture, wall tiles, and basic accessories PVC cable trays below windows, 2x 220V socket each 8 sq m Server room with 2 light units and antistatic PVC floor Top coating 	<p>OUTSIDE AREAS</p> <ul style="list-style-type: none"> Hard area from concrete paving, sloped for drainage 2 m high mesh fence, entrance barriers and manual gate Green areas with grass, bushes, and trees
---	--	--	--





Warehouse space

25 540 m², Chomutov, Údlice, Droužkovicá

[Ask for price](#)

Total area	25 540 m ²
Available area for rent	25 540 m ²
Min. area	5 000 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	B
Reference number	44254

25,540 sqm of warehouse and office space for lease in the industrial park. Class A premises are suitable for logistics, distribution, warehousing or light production. Units available from 5 000 sqm. The construction will be tailor-made according to the tenant's requirements. Available within 18 months after signing the contract.

Location:

Strategically located close to the city of Chomutov (7 km), city of Teplice (45 km) and German borders (27 km). Located between the exit 70 and 75. Great connection to German highways (A4, A72, A9, A93) allowing easy access both to southern and northern part of Germany. The connection between Chomutov, Nezabylice and Údlice is provided by bus lines. Bus stop is close to the site.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- Accessibility 24/7
- 347 car parking places
- 15 truck parking places

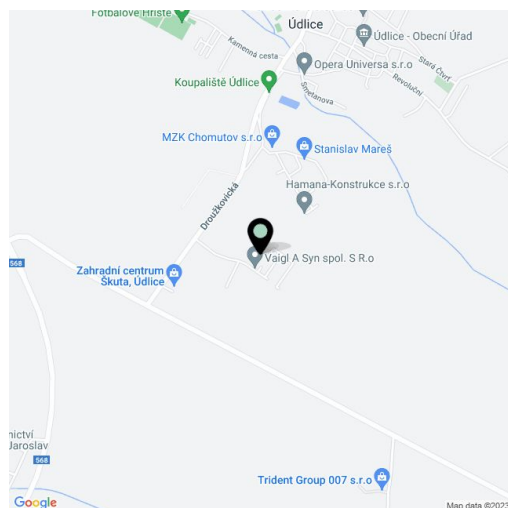
Storage/Industrial space:

- Floor loading capacity 5 t/sqm
- Clear height 10 m
- Loading docks
- 4 drive-ins
- Skylights min. 2 %
- Column grid structure 24x12 m
- 200 Lux LED lighting
- ESFR sprinkler system

Office:

- Office space according to the client's requirements
- Clear height 2,7 m
- Light intensity 500 Lux
- Air-conditioning

Lessee pays no commission.

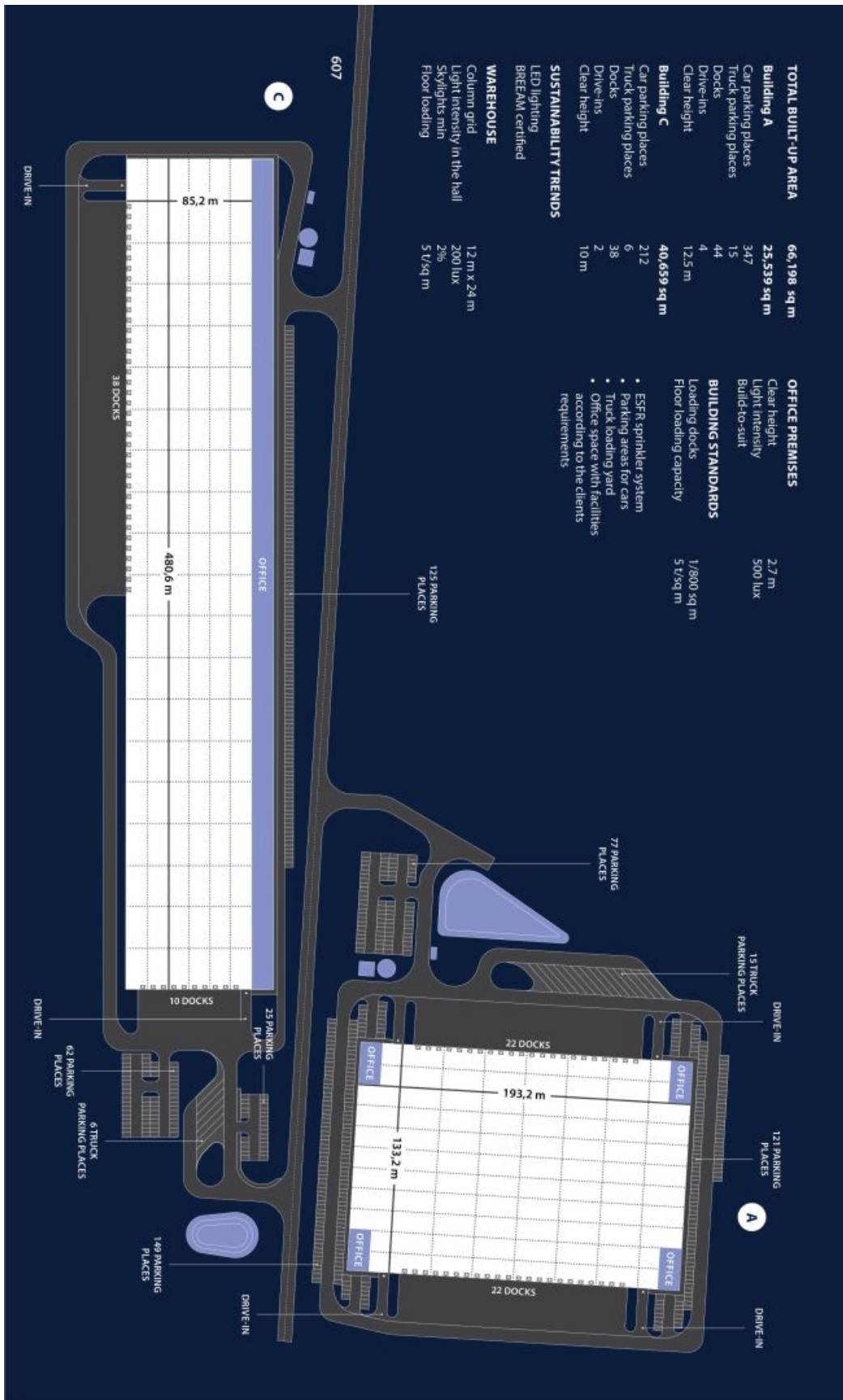




Warehouse space

25 540 m², Chomutov, Údlice, Droužkovičká

Ask for price



TOTAL BUILT-UP AREA

66,198 sq m

Building A

Car parking places
Truck parking places
Docks

347
15
44

Building C

Car parking places
Truck parking places
Docks

212
6
38

WAREHOUSE

Column grid
Light intensity in the hall
Splaylights min
Floor loading

12 m x 24 m
200 lux
2%
5 t/sq m

SUSTAINABILITY TRENDS

LED lighting
BREEAM certified

OFFICE PREMISES

Clear height
Light intensity
Build-to-suit

2.7 m
500 lux

BUILDING STANDARDS

Loading docks
Floor loading capacity

1/800 sq m
5 t/sq m

- ESFR sprinkler system
- Parking areas for cars
- Truck loading yard
- Office space with facilities according to the clients requirements

DRIVE-IN

10 DOCKS

25 PARKING PLACES

63 PARKING PLACES

5 TRUCK PARKING PLACES

149 PARKING PLACES

DRIVE-IN

DRIVE-IN

DRIVE-IN

DRIVE-IN

DRIVE-IN

DRIVE-IN

DRIVE-IN

DRIVE-IN

DRIVE-IN

DRIVE-IN

DRIVE-IN

DRIVE-IN

DRIVE-IN

DRIVE-IN

DRIVE-IN

DRIVE-IN

DRIVE-IN

DRIVE-IN

DRIVE-IN

DRIVE-IN