

Karlovarská Business Park offers 19,405 sq m of industrial space suitable for logistic and production activities. Located just off the Prague city bypass highway and easily accessible from the center of Prague as well as from all key motorways.

← **PILSEN**
86 km, 57 min
BRNO
221 km, 119 min

↑ **GERMAN BORDERS**
170 km, 128 min



LOCATION IS KEY

DEVELOPMENT SPACE

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ACCESS

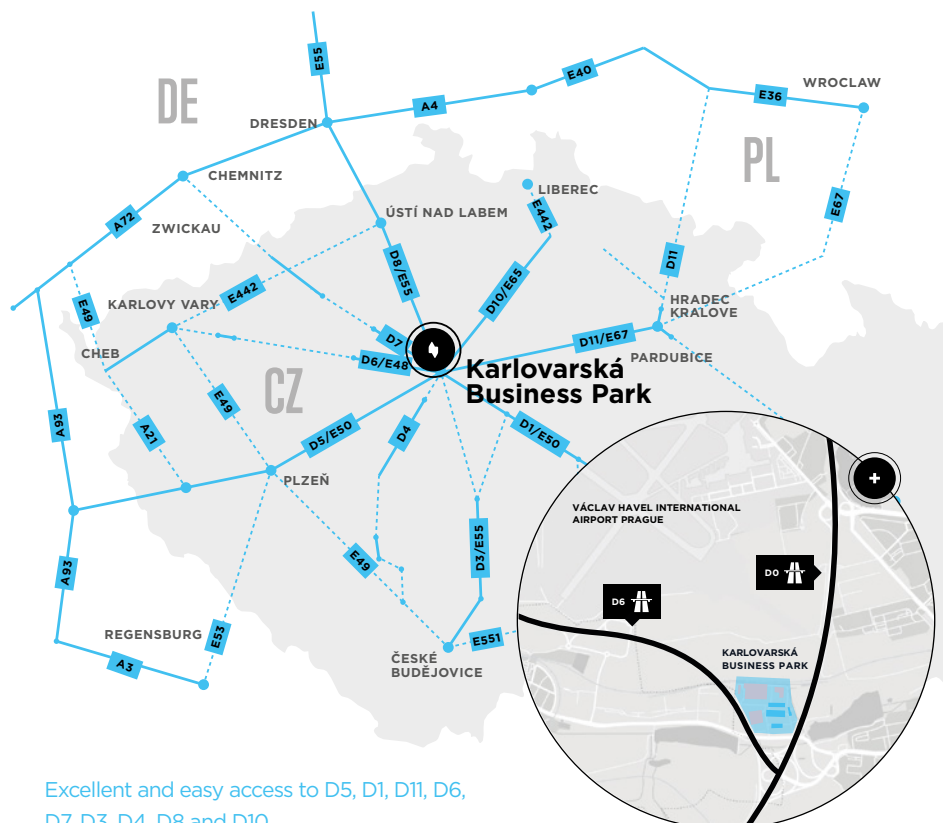
Excellent and easy access to all key motorways - D5 to Pilsen, Munich and Bavaria; D1 to Brno; D11 to Hradec Králové and to Poland; D6 to Karlovy Vary and to Saxony and Bavaria; D7 to Chomutov and to Saxony; D3 and D4 to České Budějovice and to Austria; D8 to Ústí nad Labem, Dresden and Saxony; and D10 to Mladá Boleslav, Liberec and to Poland.

LABOR FORCE

Qualified labor force available due to the close proximity of Prague.

PUBLIC TRANSPORT

Karlovarská has a direct bus connectivity to Metro Zličín (Metro B line), connecting the Park to the city centre within 30 min.



Excellent and easy access to D5, D1, D11, D6, D7, D3, D4, D8 and D10.

BUILDING INFORMATION

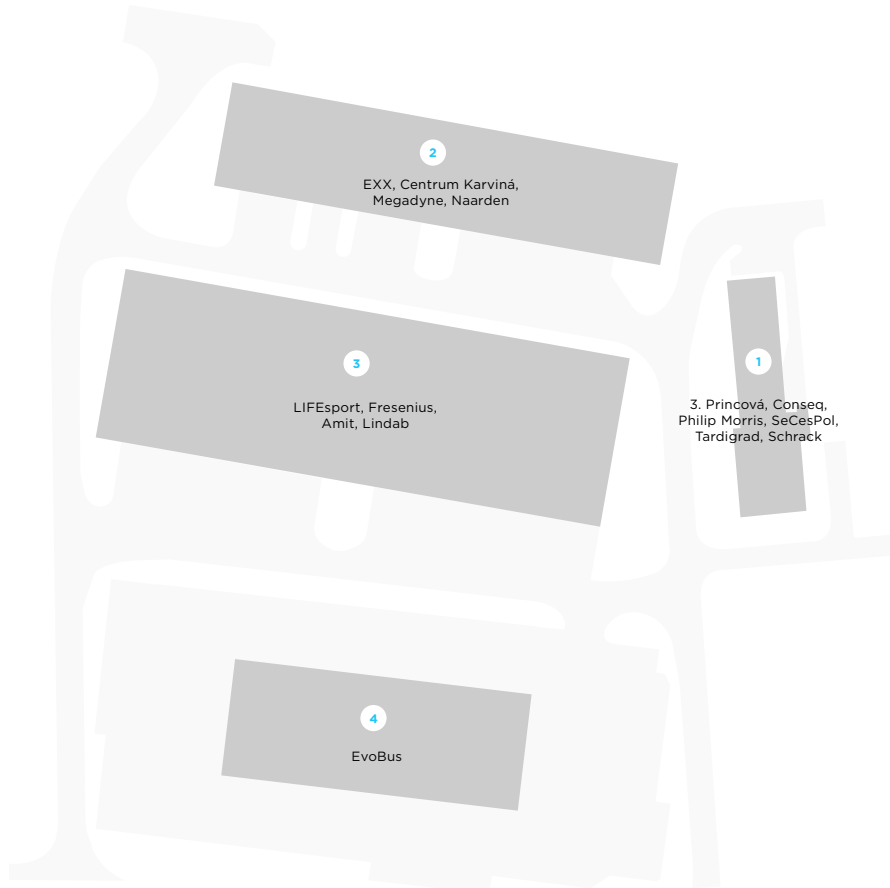
Building 1	2,741 sq m
- Available space:	947 sq m
Building 2	4,834 sq m
- Available space:	368 sq m
Building 3	8,210 sq m
Building 4	3,620 sq m

WAREHOUSE

Column grid 15 m × 24 m
 Clear height 9 m
 Light intensity in the hall 200 lux
 Skylights min 2%
 Floor loading 5 t/sq m

OFFICE PREMISES

Clear height 2.7 m
 Light intensity 500 lux
 Built to suit solution



SUSTAINABILITY TREND

We meet the strictest standards of modern, environmentally friendly construction.

This is why our projects aim for the BREEAM Very Good rating at least.



STANDARD TECHNICAL SPECIFICATION

1 SUPPORTING STRUCTURE

Pad or pilot foundations, insulated plinth panels up to 30 cm above floor.

2 FLOOR

Fibre reinforced concrete floor, PE membrane, cut joints, 18 cm thick, surface treated with hardener.

3 ROOF

Corrugated steel sheets, mineral wool insulation, PVC membrane.

4 FAÇADE

Horizontal sandwich panels with mineral wool insulation.

5 DOCKS

1x electrically operated 3 × 3.2 m dock for each 1,000 sq m of hall.

6 HALL INSTALLATIONS

Gas Sahara heaters or infrared gas radiators, heating according to norms for warehousing.

7 PRODUCTION UPGRADE (OPTIONAL)

Increased façade and roof insulation.

8 OFFICES

2 level custom designed in-built, incl. offices, socials, locker rooms, day room, excl. furniture and appliance.

9 OUTSIDE AREAS

Hard areas from concrete pavers, sloped for drainage.



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