

Panattoni Park Bydgoszcz III offers 47,167 sq m of industrial space suitable for light production, logistic, and e-commerce activities. The Park is part of the Bydgoszcz Industrial and Technology Park, which is one of the largest industrial zones in Poland.



## LOCATION IS KEY

### ● INDUSTRIAL SPACE

Panattoni Park Bydgoszcz III offers 47,167 sq m of industrial space suitable for light production, logistic, and e-commerce activities.

### ● ACCESS

Excellent and easy access to S25 expressway (Koszalin – Konin), S10 road (Szczecin – Warsaw) and S5 road (Poznań – Gdańsk). Bydgoszcz is one of the 5 largest railroad-hubs in Poland due to the intersection of the line No 131 (N-S) and line 18 (E-W).

### ● PUBLIC TRANSPORT

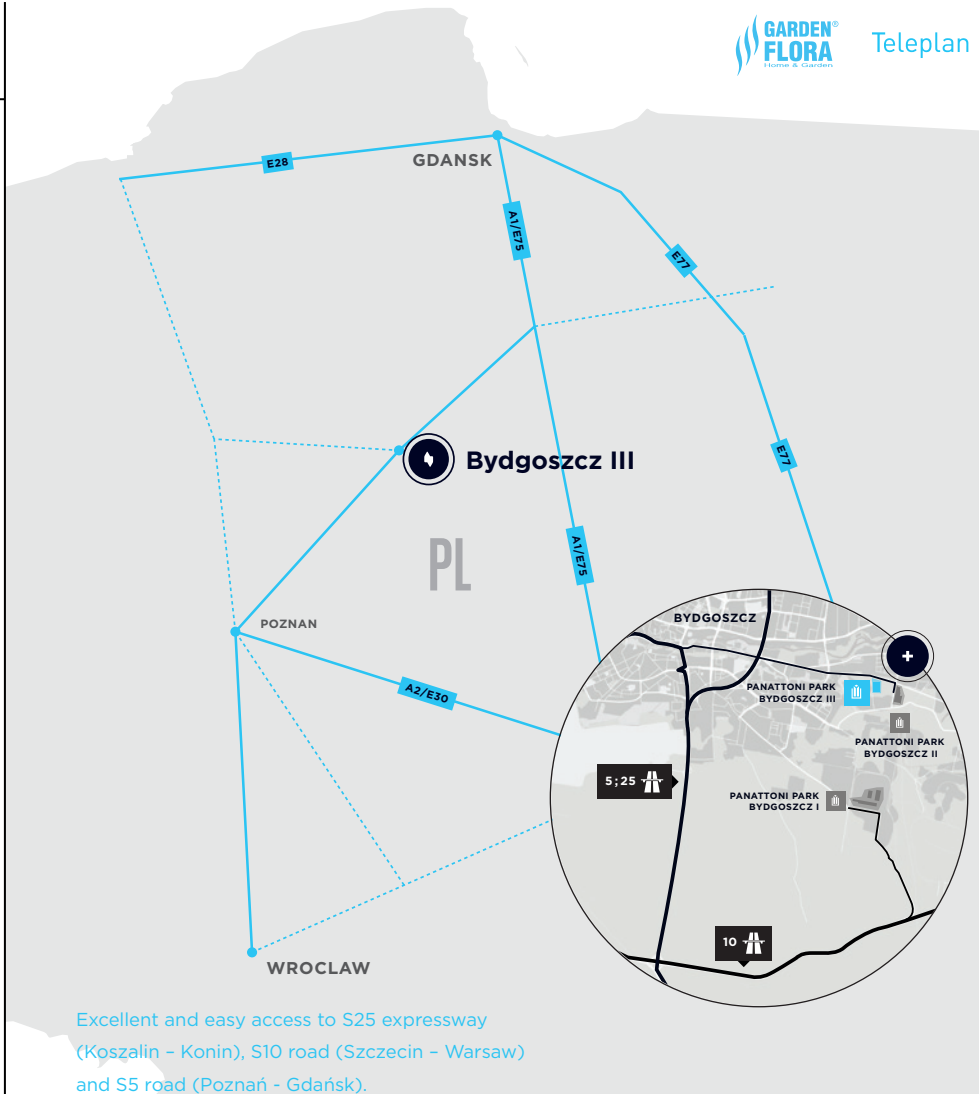
Public transport near the Park ensures easy commuting for employees. A railway station is located 10 km from the Park.

### ● LABOR FORCE

Available resources of qualified personnel with a population of 2 million inhabitants and 16 universities with 45,000 students.

### ● OTHER ADVANTAGES

Bydgoszcz inland port, which is a part of International Water Tract No E70, connecting Antwerp and Lithuania, offers a capacity of 2 mil. tons p.a. transport. There is also a railway station nearby.



# BUILDING INFORMATION

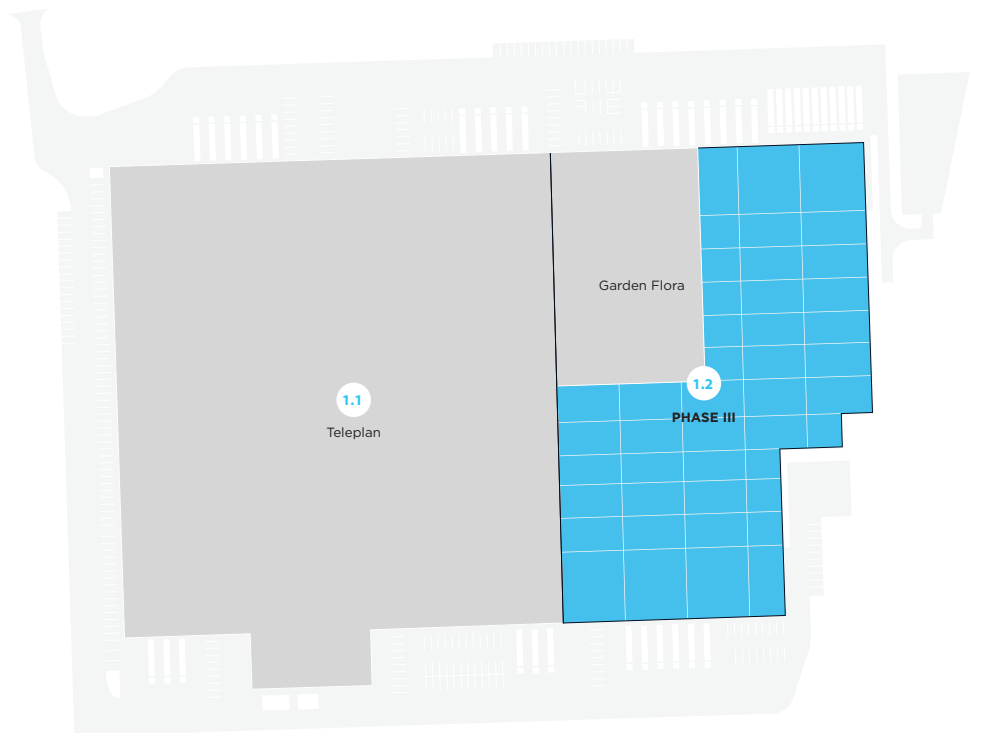
Building 1.1	29,386 sq m
Building 1.2 (Phase III)	4,461 sq m
<b>Building 1.2 (Phase III)</b>	<b>13,320 sq m</b>

# WAREHOUSE

Column grid standard  
Clear height 10 m  
ESFR sprinkler system  
Light intensity in the hall 150-250 lux  
Skylights min 2 %  
Floor loading 5 t/sq m

# OFFICE PREMISES

Clear height 3 m  
Light intensity 400-600 lux  
Built to suit solution



# 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 x 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.



Accolade Holding, a.s.

Czech Republic

Sokolovská 394/17  
186 00 Prague 8

info@accolade.eu  
+420 220 303 019  
www.accolade.eu

Poland

Warsaw Financial Center (29<sup>th</sup> floor)  
Emilii Plater 53  
00-113 Warszawa

poland@accolade.eu  
+48 504 424 504  
www.accolade.eu/pl

Spain

Avda. Aragón 30  
46021 Valencia

spain@accolade.eu  
www.accolade.eu/en

