PARK NOVÝ BOR

24,586 sq m

Accolade

Park Nový Bor offers 24,586 sq m of industrial space suitable for logistic and production activities. Located in an industrial zone in the Liberec Region.

← **DRÁŽĎANY**
96 km, 105 min
PRAHA
116 km, 95 min

MLADÁ BOLESLAV →
55 km, 45 min
LIBEREC
43 km, 45 min



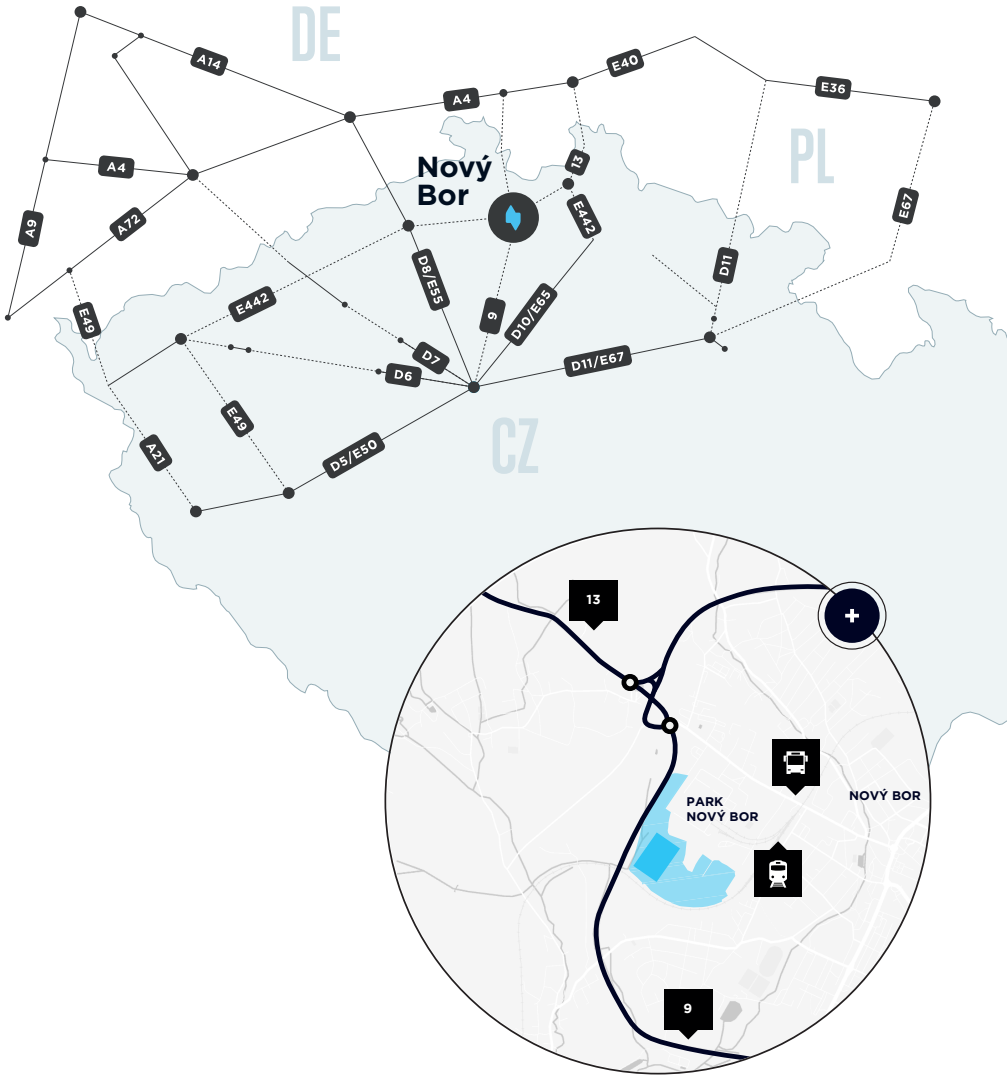
LOCATION IS KEY

DEVELOPMENT SPACE
Nový Bor offers 24,586 sq m of industrial space suitable for logistic and production activities.

ACCESS
Strategic location near the Czech-German border with direct access to major European transport corridors. Connected via road I/9 to the D8 motorway (Prague-Dresden), providing fast links to key European cities.

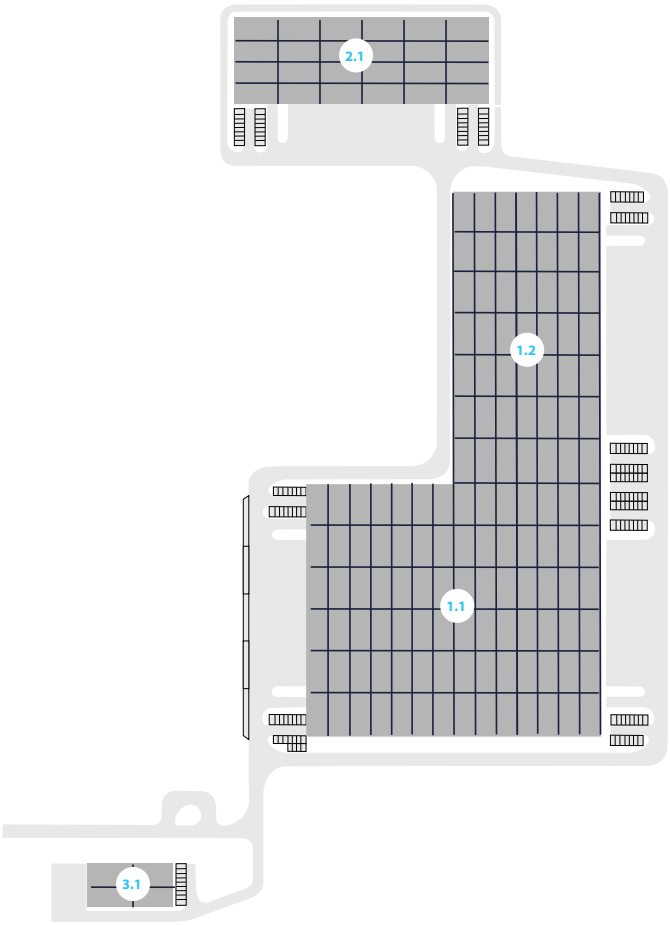
LABOR FORCE
Qualified labor force is available due to the proximity of Liberec with the prestigious Technical University of Liberec (approximately 9,000 students) and more than twenty specialized secondary schools in surrounding towns including Česká Lípa and Nový Bor itself.

PUBLIC TRANSPORT
Nový Bor offers excellent public transport accessibility with a central bus station providing regular connections to major cities including Prague, Liberec, and Česká Lípa. The town also has a railway station on the local line to Česká Lípa, where passengers can connect to the main rail network. Most industrial and commercial areas are within walking distance of public transport stops, making commuting convenient for employees.



BUILDING INFORMATION

Building 1.1	24,586 sqm
Building 1.2	14,323 sqm
Building 2.1	7,155 sqm
Building 3.1	1,244 sqm



WAREHOUSE

Specification for development

Column grid 12 m × 24 m
Clear height 12.5 m
ESFR sprinkler system
Light intensity in the hall 200 lux
Skylights min 2%
Floor loading 5t/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 "Excellent" rating at least.

STANDARD TECHNICAL SPECIFICATION FOR DEVELOPMENT

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.



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 (29th 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

Accolade