

Park Stará Boleslav offers 25,734 sq m of industrial space suitable for logistics and production activities. Located in Hlavenec just 20 km from the border of Prague, capital city of the Czech Republic with over 1 mil. residents

MLADÁ BOLESLAV

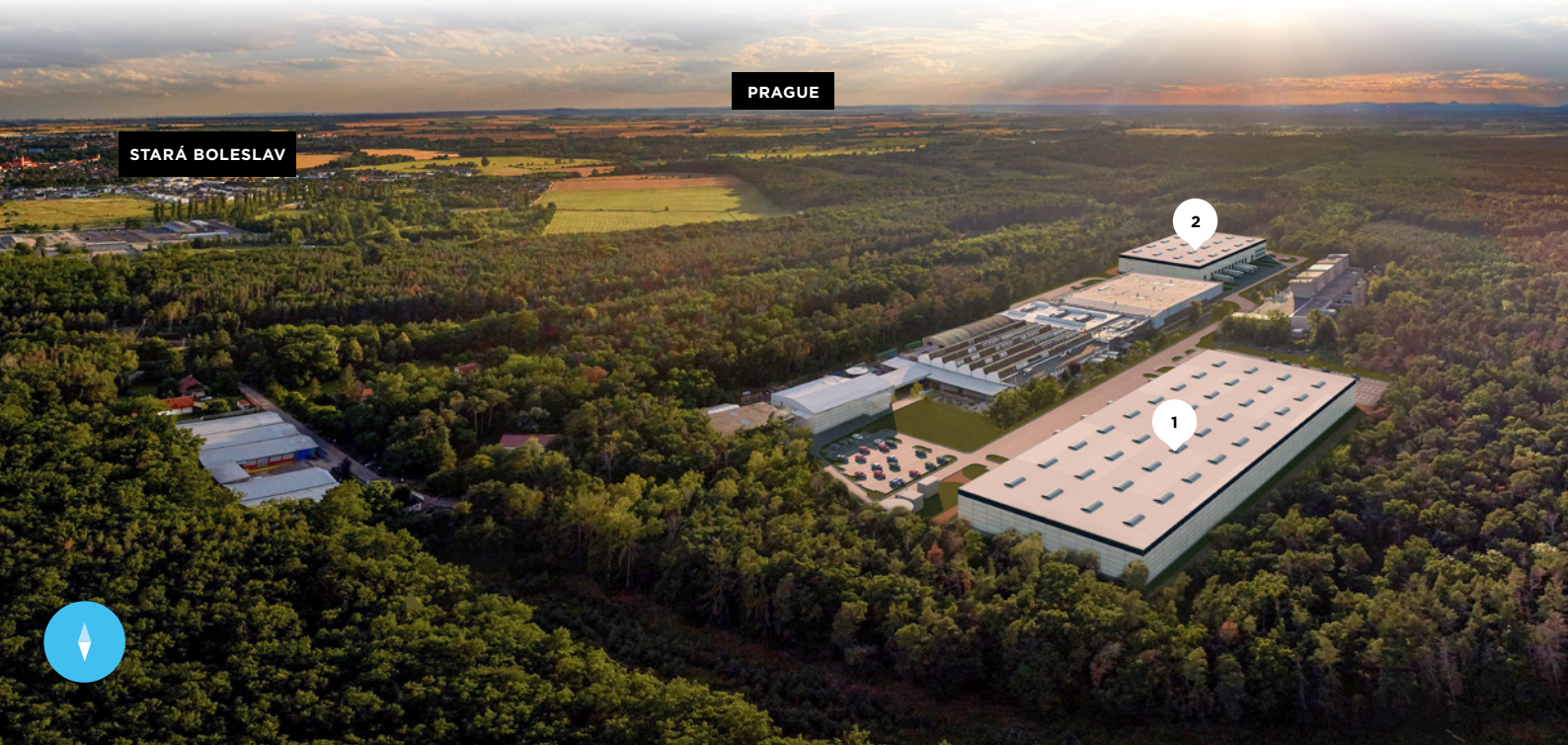
36 km, 26 min

LIBEREC

80 km, 55 min

GERMAN BORDERS

106 km, 70 min



LOCATION IS KEY

DEVELOPMENT SPACE

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ACCESS

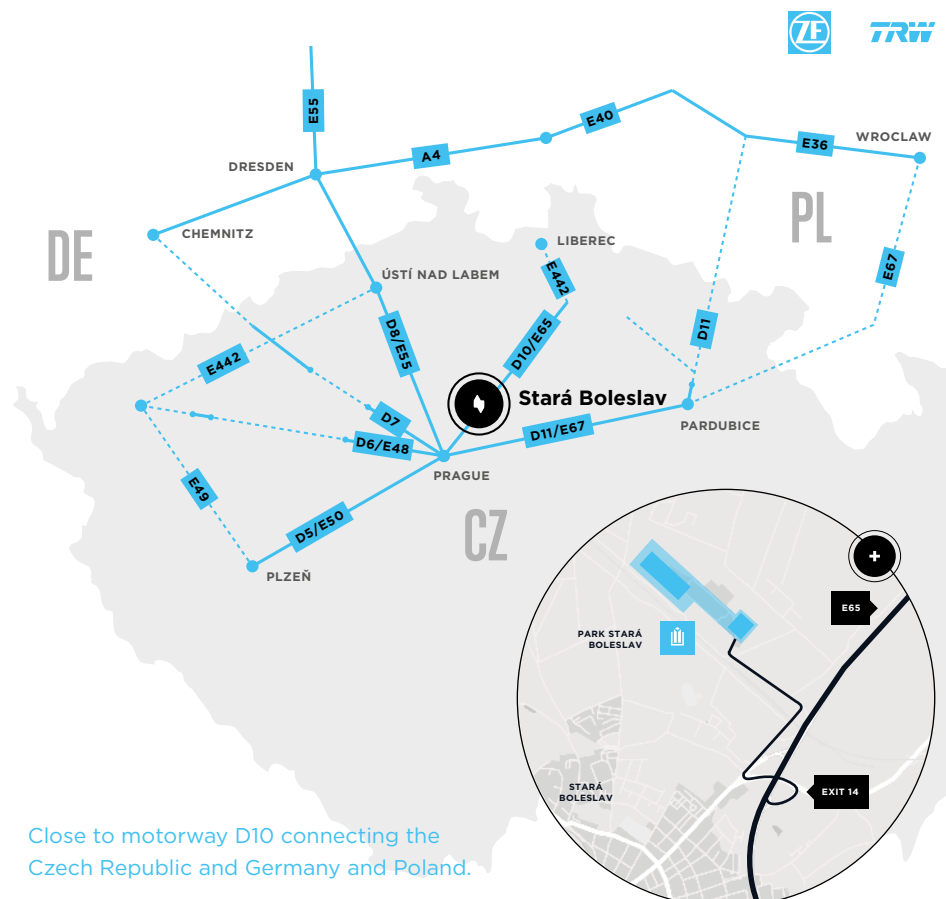
Close to motorway D10 connecting the Czech Republic and Germany and Poland.

LABOR FORCE

Qualified labor force available due to the close proximity of Mladá Boleslav and other regional cities. Historically industrial region with strong tradition mainly in automotive.

PUBLIC TRANSPORT

Existing bus and train transport providing quick connection to Brandýs nad Labem and Stará Boleslav and its surroundings.



BUILDING INFORMATION

Building 1	17,399 sq m
Building 2	8,335 sq m

WAREHOUSE

Specification for development

- Column grid 12 m × 24 m
- Clear height 10 m
- ESFR sprinkler system
- 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 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.

