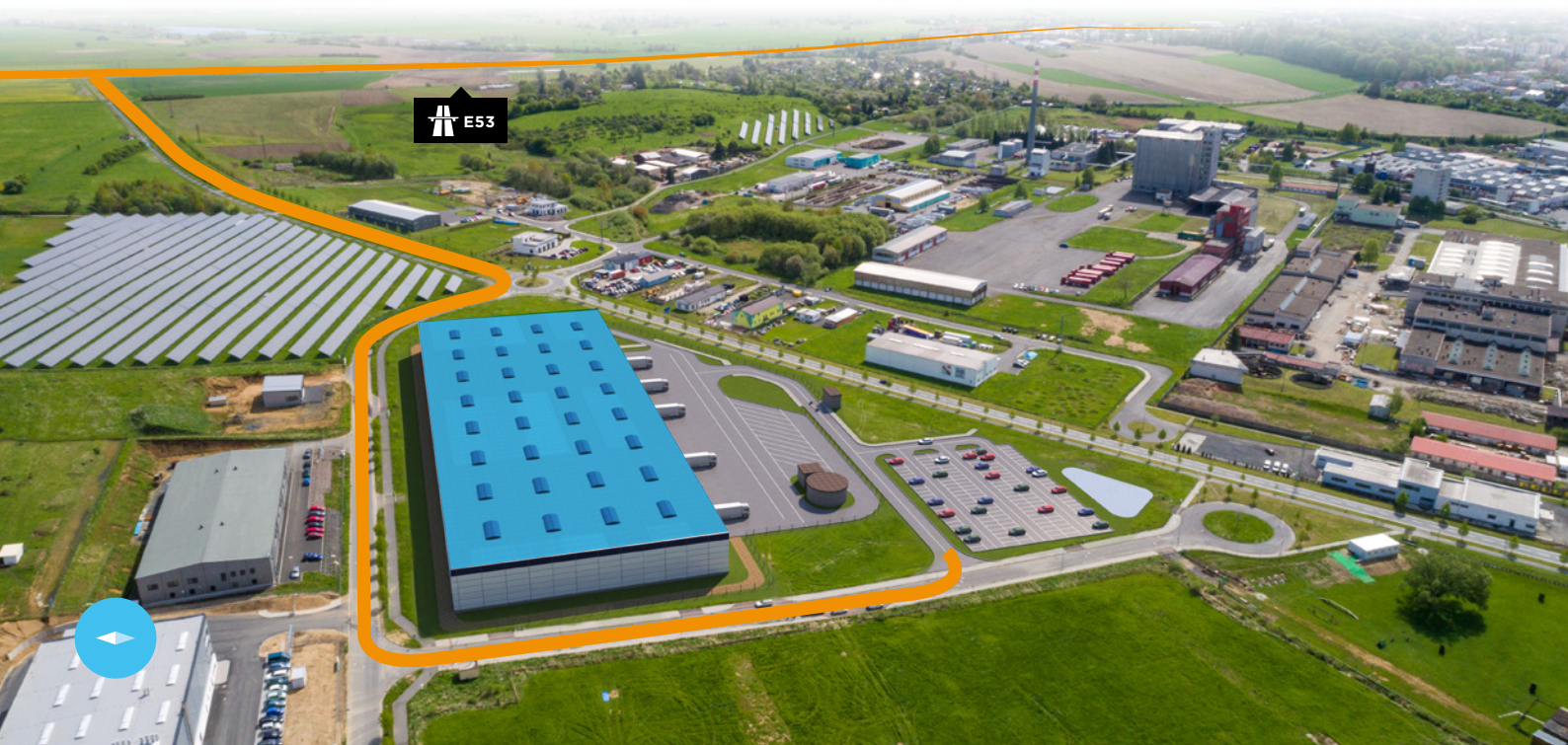


Park Klatovy Pod Borem is currently in a state of planning decision and with its 14,158 sq m it will be an industrial space suitable for logistics and production. Located in Klatovy just 40 km from the border of Pilsen, regional city with 188,000 residents.

← **PILSEN**
40 km, 39 min
PRAGUE
128 km, 98 min

GERMAN BORDERS →
94 km, 60 min



LOCATION IS KEY

● DEVELOPMENT SPACE

Park Klatovy Pod Borem will offer approx. 14,158 sq m of industrial space suitable for logistic and production activities.

● ACCESS

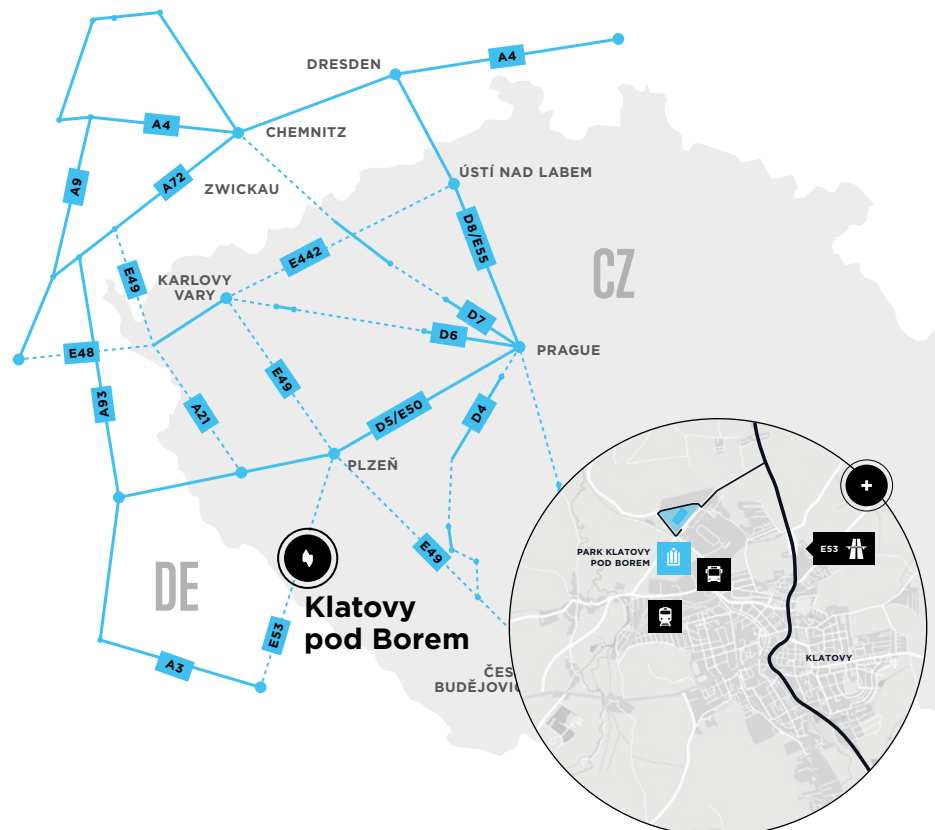
Close to motorway D5 connecting the Czech Republic and Germany (exit 80).

● PUBLIC TRANSPORT

Existing bus and train transport providing quick connection to Pilsen city and its surroundings.

● LABOR FORCE

Qualified labor force available due to the close proximity of Pilsen city with Technical university. Historically industrial region with strong tradition mainly in mechanical engineering



Close to motorway D5 connecting the Czech Republic and Germany (exit 80).

BUILDING INFORMATION

Building 1

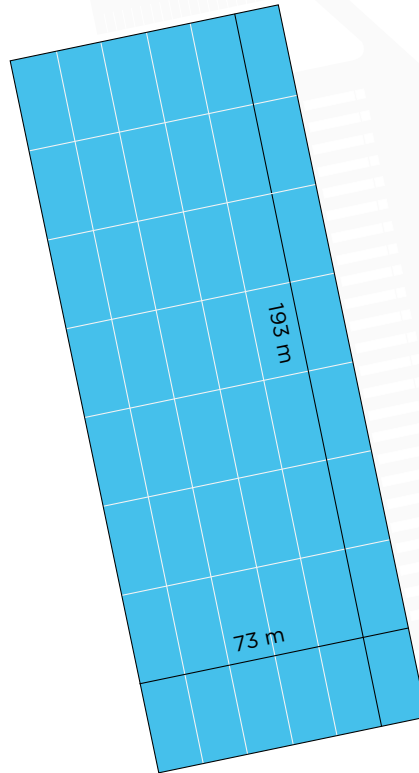
14,158 sq m

WAREHOUSE

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 5t/sq m

OFFICE PREMISES

Clear height 2.7 m
Light intensity 500 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 × 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)

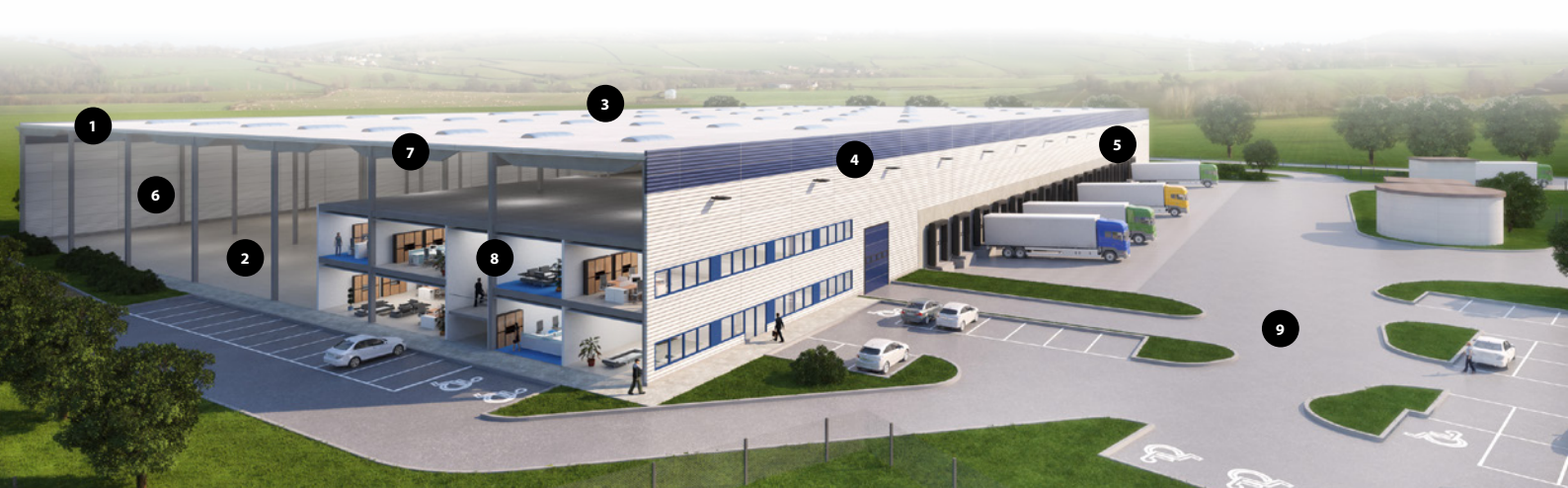
Increased façade and roof insulation.

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

