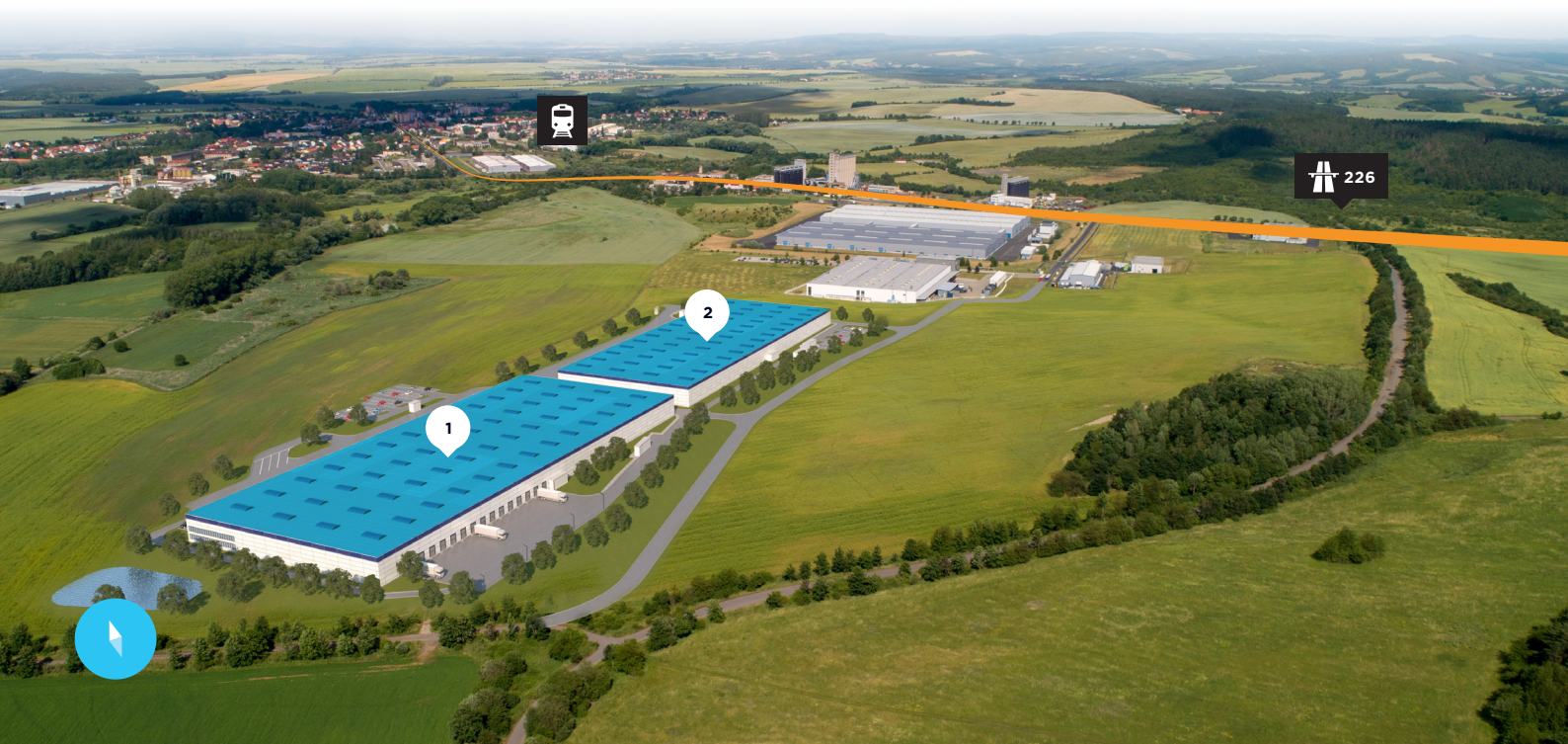


Accolade Park Podbořany is currently in a state of planning decision and with its 39,248 sq m it will be an industrial space suitable for logistics and production. The park is located close to D6 Highway with great connection to Prague and Germany.

← **MOST**
37 km, 36 min
PRAGUE
60 km, 60 min

PILSEN →
68 km, 60 min
KARLOVY VARY
50 km, 45 min



LOCATION IS KEY

DEVELOPMENT SPACE

Accolade Park Podbořany will offer approx. 39,248 sq m of industrial space suitable for logistic and production activities. Potential to merge buildings under one roof with more than 40,000 sq m GLA.

CITY PODBOŘANY

One hour driving distance to the capital city of the Czech Republic Prague and the German borders.

ACCESS

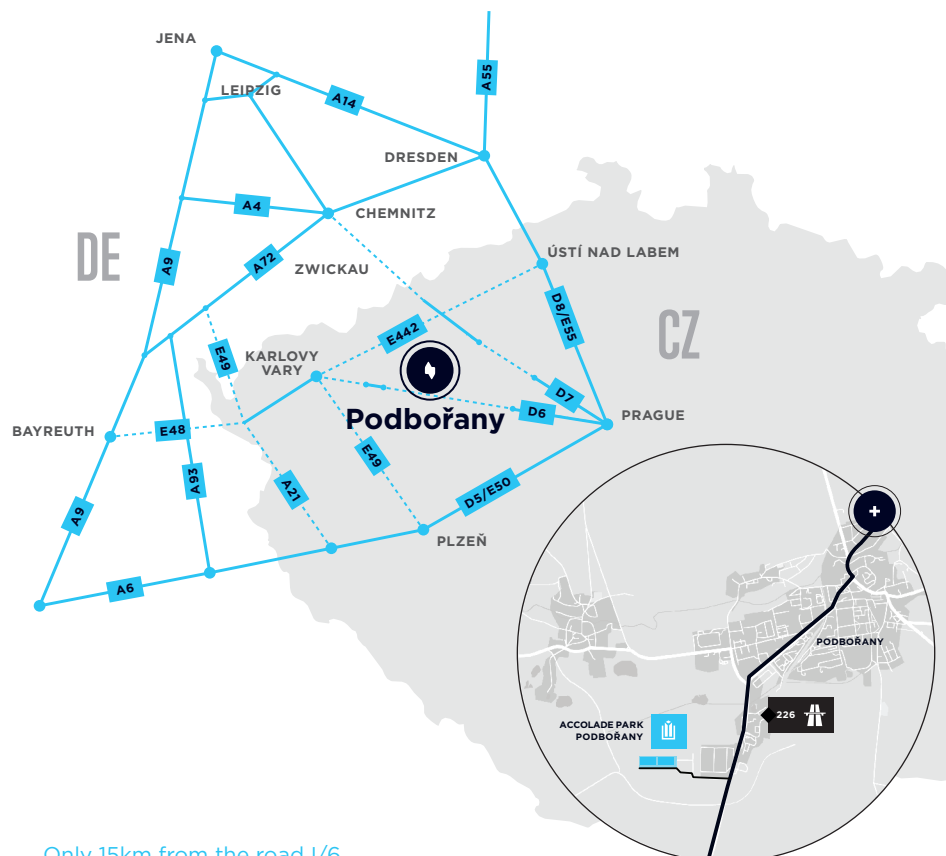
The park is based only 15 km from D6 Highway (exit 77) connecting Prague and Karlovy Vary. Great visibility from 226 motorway.

PUBLIC TRANSPORT

Direct connection from Žetec. Bus stop "Podbořany ČSAD" is located 10 minutes by foot from the park. Train station is based nearby the park.

LABOUR FORCE

Great potential for skilled labour force in the area.



Only 15km from the road I/6.
Great visibility from 226 motorway.

BUILDING INFORMATION

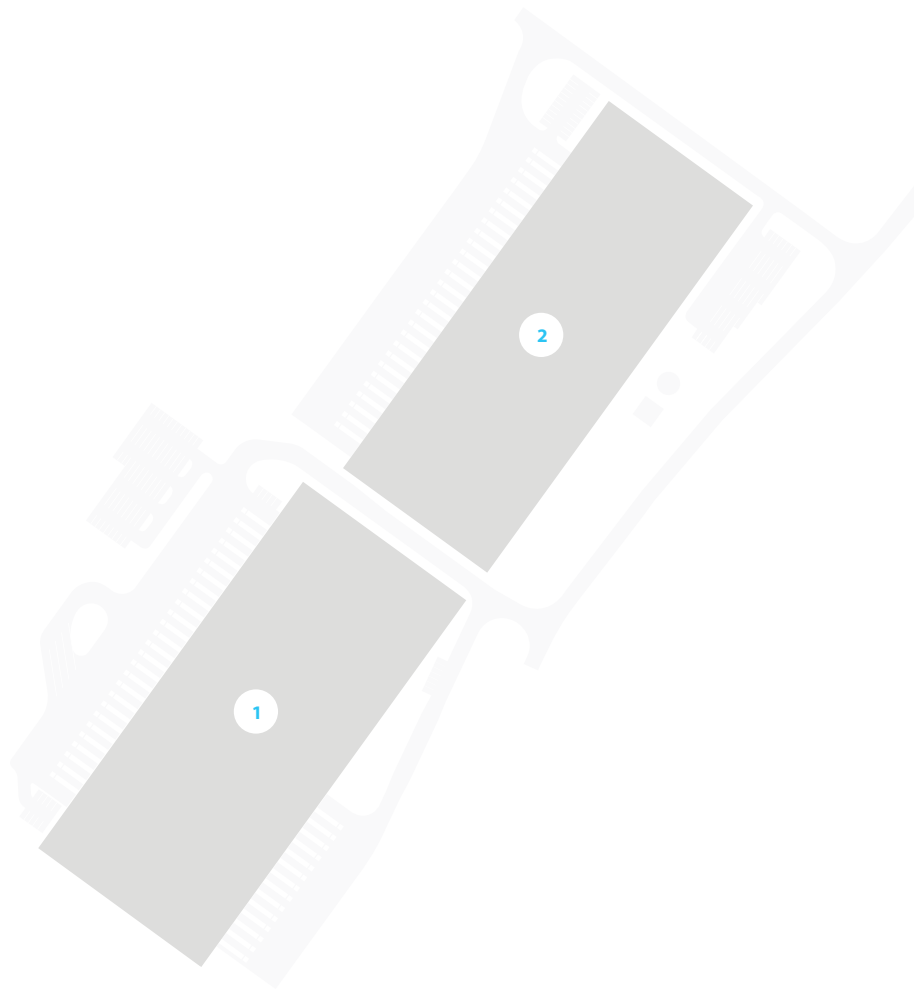
Building 1 20,311 sq m
Building 2 17,718 sq m

WAREHOUSE

Column grid 12 m × 24 m
Clear height 12.6 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.



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