

Park Bochum offers approx 20,056 sq m of industrial space suitable for logistic and production activities. The project is located in the most important industrial area in Rhineland and close proximity of German cities of Dortmund, Essen and Düsseldorf.

← **ESSEN**
27 km, 20 min
DÜSSELDORF
50.6 km, 43 min

↑ **AMSTERDAM**
221 km, 150 min

DORTMUND →
22.5 km, 28 min



LOCATION IS KEY

● DEVELOPMENT SPACE

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● LOCATION

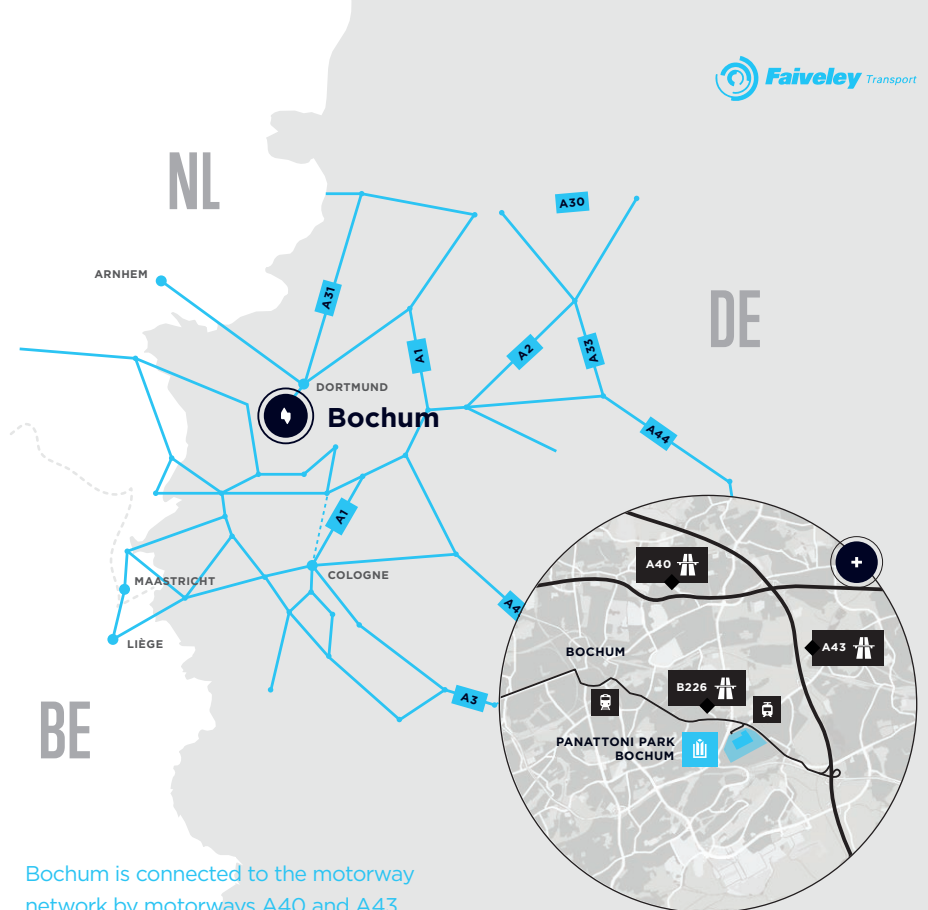
Thanks to the direct connection to the motorway network leading to the Netherlands and the dynamic development of the surrounding industrial parks, the site becomes one of the best located in the area.

● ACCESS

Bochum is connected to the motorway network by motorways A 40 and A 43.

● PUBLIC TRANSPORT

Existing public transport providing quick connection within Bochum.



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BUILDING INFORMATION

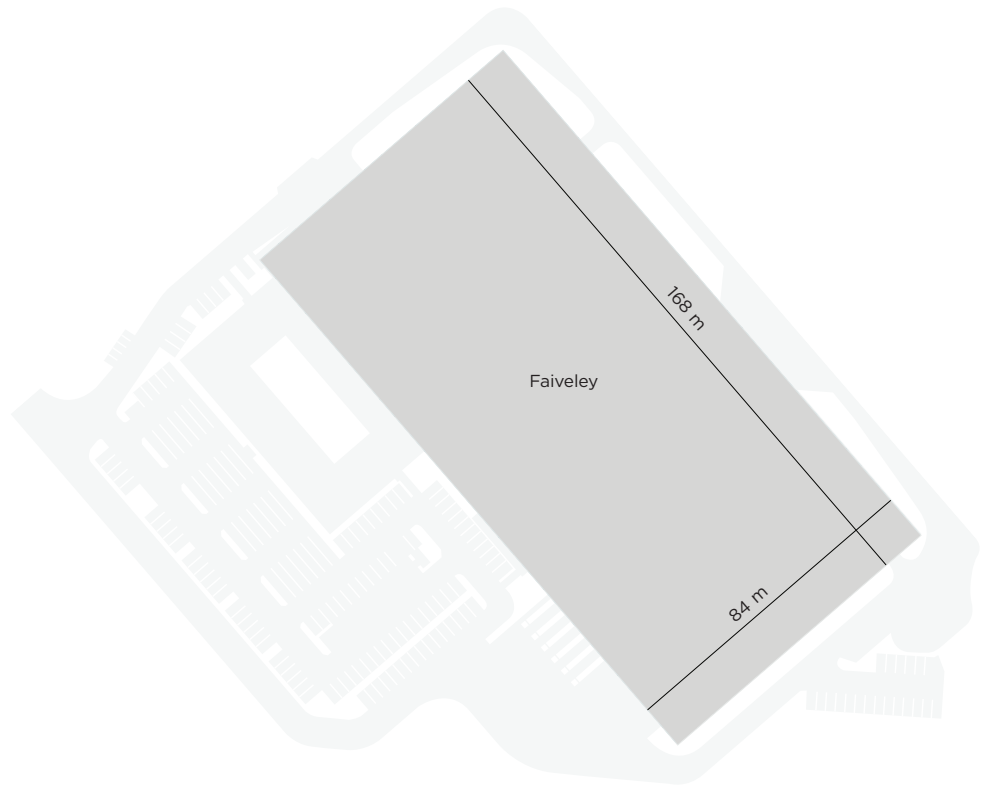
Building 1 20,056 sq m

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 6 t/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 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

Poland

Warsaw Financial Center (29th floor)
Emilii Plater 53
00-113 Warszawa

poland@accolade.eu
+48 508 611 226

www.accolade.eu

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