

Týniště nad Orlicí Park offers 9,783 sq m of build-to-suit industrial space for production and automotive with built-in testing room inside.

← **HRADEC KRÁLOVÉ**
17 km, 25 min
PRAGUE
140 km, 100 min

↑ **POLISH BORDERS**
30 km, 45 min

→ **ŠUMPERK**
65 km, 60 min



LOCATION IS KEY

DEVELOPMENT SPACE

Týniště nad Orlicí Park offers 9,783 sq m of build-to-suit industrial space for automotive, production and e-commerce.

ACCESS

Located 20 km from Hradec Králové, by highway 1/11 which connects the site to the European motorway network, the planned D11, connecting Hradec Králové and Vamberk, and R35 motorways.

LOCATION

Strategic location north of the centre of the country between cities Hradec Králové and Šumperk, near the Polish border, the region is ideally positioned for manufacturing projects and related logistics. A number of major car-making and engineering companies operate there, including Foxconn, Alpha Corporation.

PUBLIC TRANSPORT

Bus stop is just 50 m from the Building and there is also the train station about 600 m distance.



Located by highway 1/11, connecting the European motorway network, the planned D11 and R35 motorways to the site.

BUILDING INFORMATION

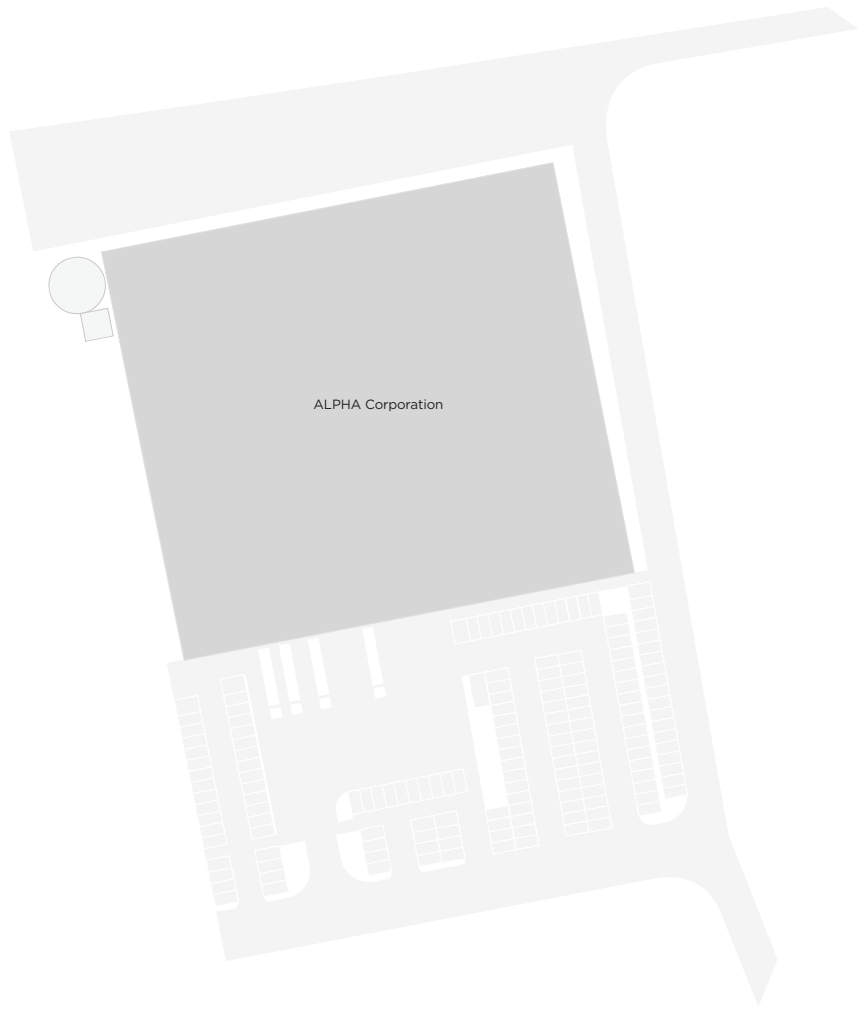
Building 1 9,783 sq m

WAREHOUSE

Column grid 12 m × 24 m
Clear height 10 m
ESFR sprinkler system
Light intensity in the hall 150 - 250 lux
Skylights min 2%
Floor loading 5 t/sq m

OFFICE PREMISES

Clear height 3 m
Light intensity 300 - 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.



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