

Park Cheb offers more than 291,269 sq m of potential development space suitable for logistics and production activities. Located just 2 km from the border of city Cheb with 32,000 residents.

↑ **SOKOLOV**  
25 km, 19 min  
**KARLOVY VARY**  
40 km, 28 min  
**PRAGUE**  
155 km, 120 min

↓ **GERMAN BORDERS**  
14.3 km, 10 min

→ **CITY OF CHEB**  
5.1 km, 11 min



## LOCATION IS KEY

### DEVELOPMENT SPACE

Park Cheb offers more than 110,550 sq m of potential development space suitable for logistics and production activities.

### CITY CHEB

Located just 5,1 km from the border of city Cheb with 32,000 residents.

### ACCESS

Excellent and easy access to motorway D6 connecting Prague - Karlovy Vary - Cheb - Germany (Exit 164)

### GERMAN BORDERS

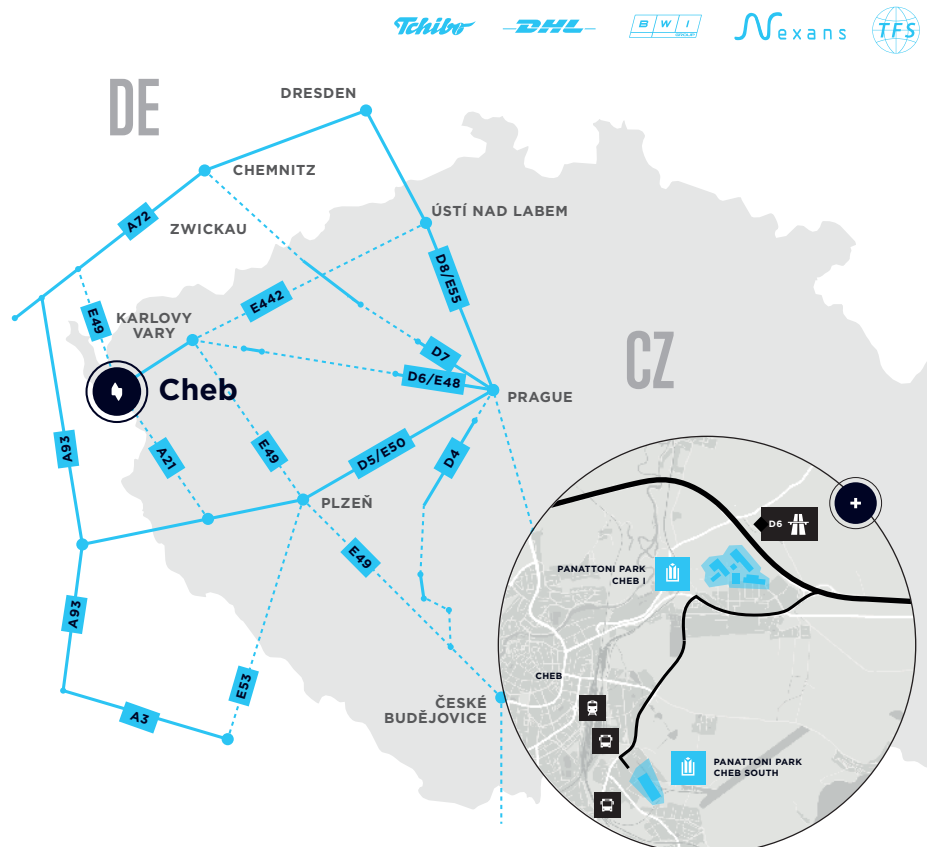
Ideal location to supply Germany due to the close proximity of German borders - just 14 km from the site.

### PUBLIC TRANSPORT

Public transport providing quick connection to city Cheb available on-site.

### OTHER PARK ADVANTAGES

Container terminal in Hof just 54 km away.



Perfect access from exit 169 and 164.  
Great visibility from D6 motorway.

# BUILDING INFORMATION

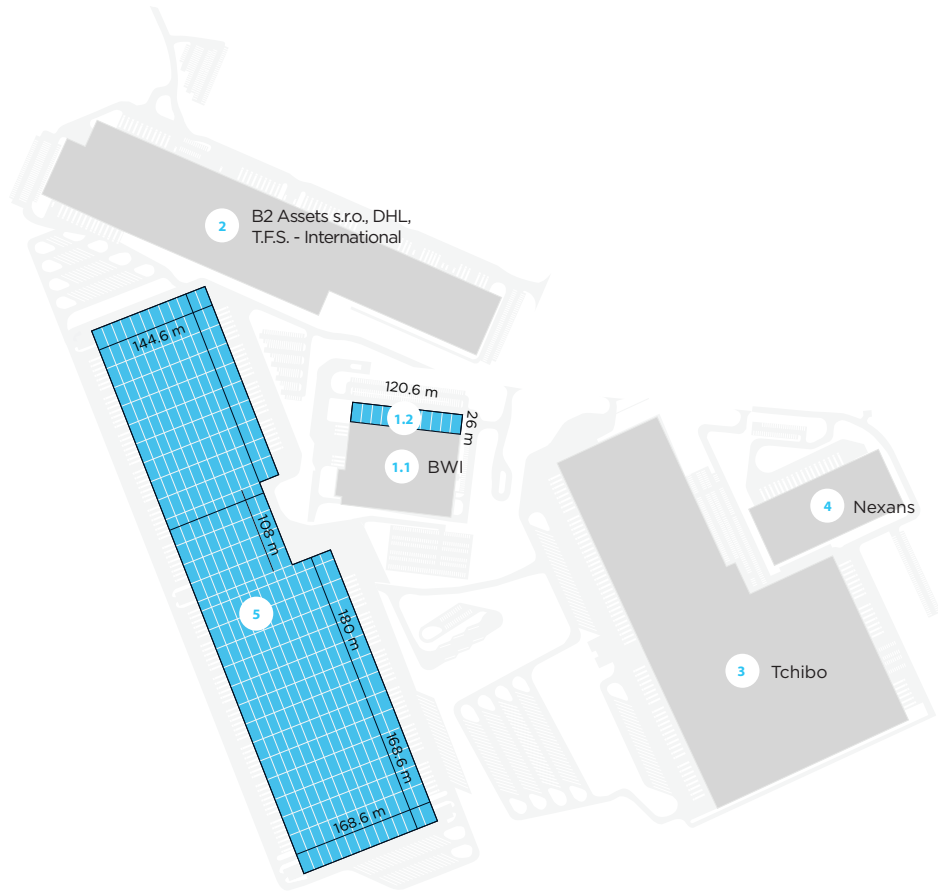
Building 1.1	14,833 sq m
<b>Building 1.2</b>	
<b>- Potential Expansion</b>	<b>3,446 sq m</b>
Building 2	59,307 sq m
Building 3	102,419 sq m
Building 4	12,898 sq m
<b>Building 5</b>	<b>107,104 sq m</b>

# WAREHOUSE

Column grid 12 m x 24 m  
 Clear height 10 m / 21,5 m / 22,5 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

## 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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