

Park Stará Boleslav offers 25,734 sq m of industrial space suitable for logistics and production activities. Located in Hlavenec just 20 km from the border of Prague, capital city of the Czech Republic with over 1 mil. residents

### MLADÁ BOLESLAV

36 km, 26 min

### LIBEREC

80 km, 55 min

### GERMAN BORDERS

106 km, 70 min



## LOCATION IS KEY

### DEVELOPMENT SPACE

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### ACCESS

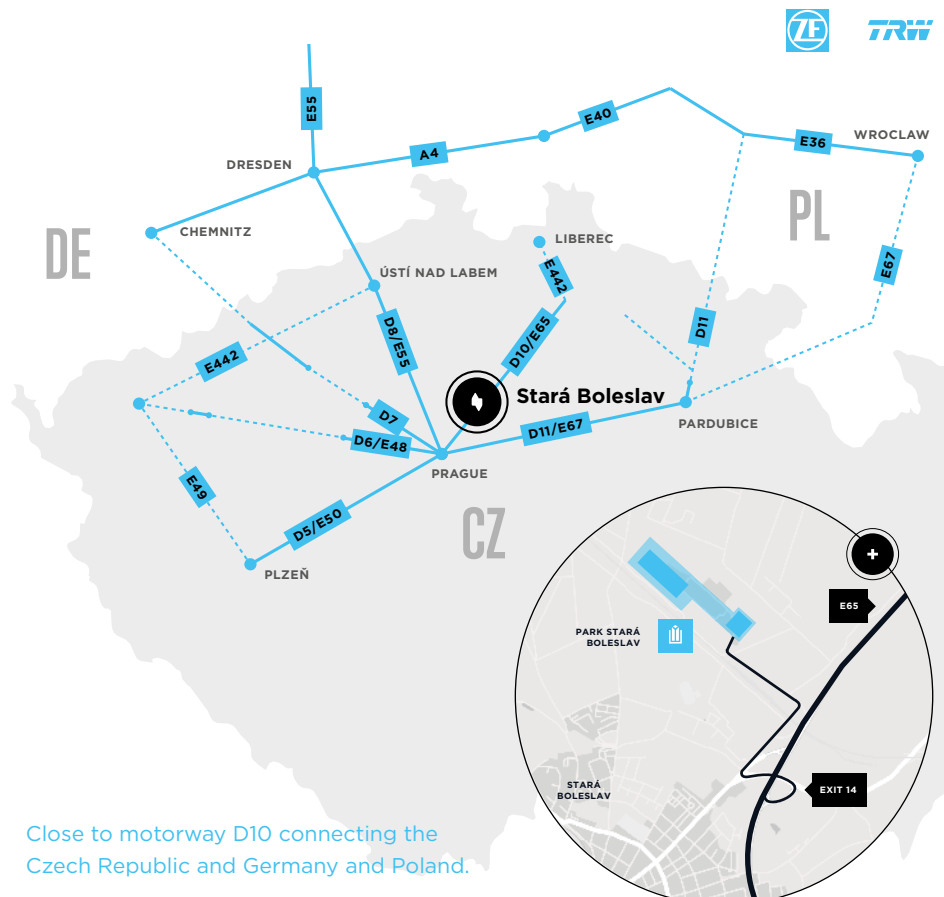
Close to motorway D10 connecting the Czech Republic and Germany and Poland.

### LABOR FORCE

Qualified labor force available due to the close proximity of Mladá Boleslav and other regional cities. Historically industrial region with strong tradition mainly in automotive.

### PUBLIC TRANSPORT

Existing bus and train transport providing quick connection to Brandýs nad Labem and Stará Boleslav and its surroundings.



Close to motorway D10 connecting the Czech Republic and Germany and Poland.

# BUILDING INFORMATION

Building 1 17,399 sq m  
 Building 2 8,335 sq m

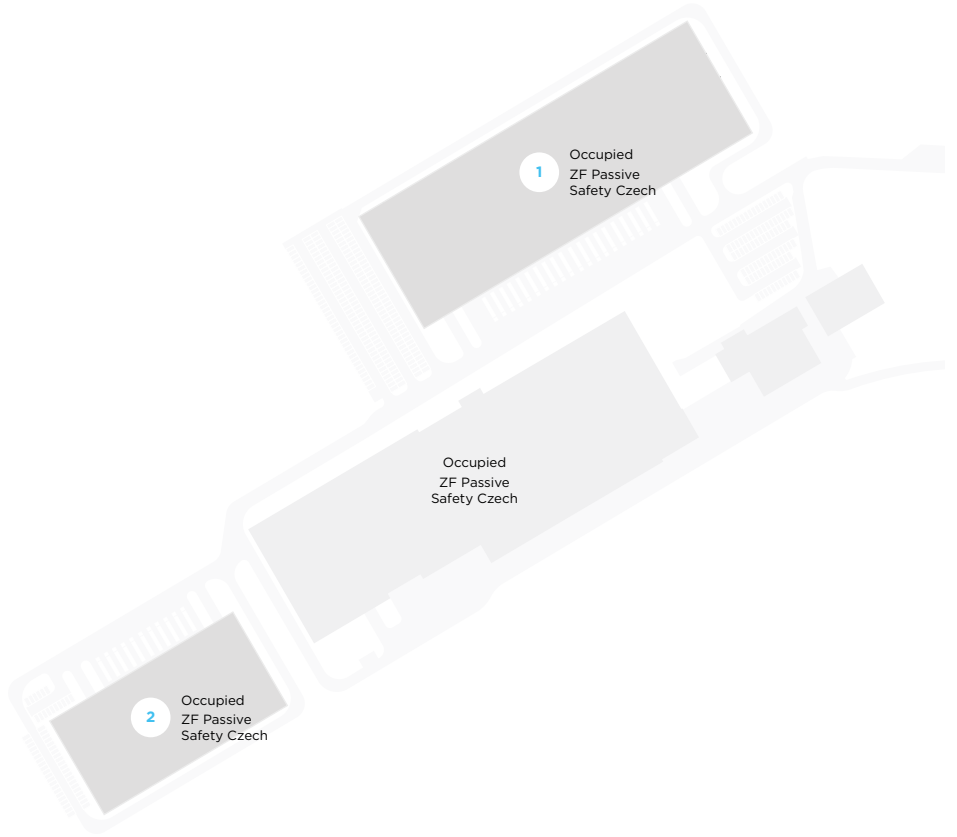
# WAREHOUSE

Specification for development

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 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 FOR DEVELOPMENT

## 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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