# ACCOLADE PARK NOVÝ BOR | 47,308 sq m | Accolade

Accolade Park Nový Bor will offer in total 47,308 sq m of industrial space suitable for logistic and production activities. Located in an industrial zone in the Liberec Region. Building 1.1 is ready to be leased, the rest has a valid EIA.

← **DRÁŽĎANY**
96 km, 105 min
**PRAHA**
116 km, 95 min

**MLADÁ BOLESLAV** →
55 km, 45 min
**LIBEREC**
43 km, 45 min



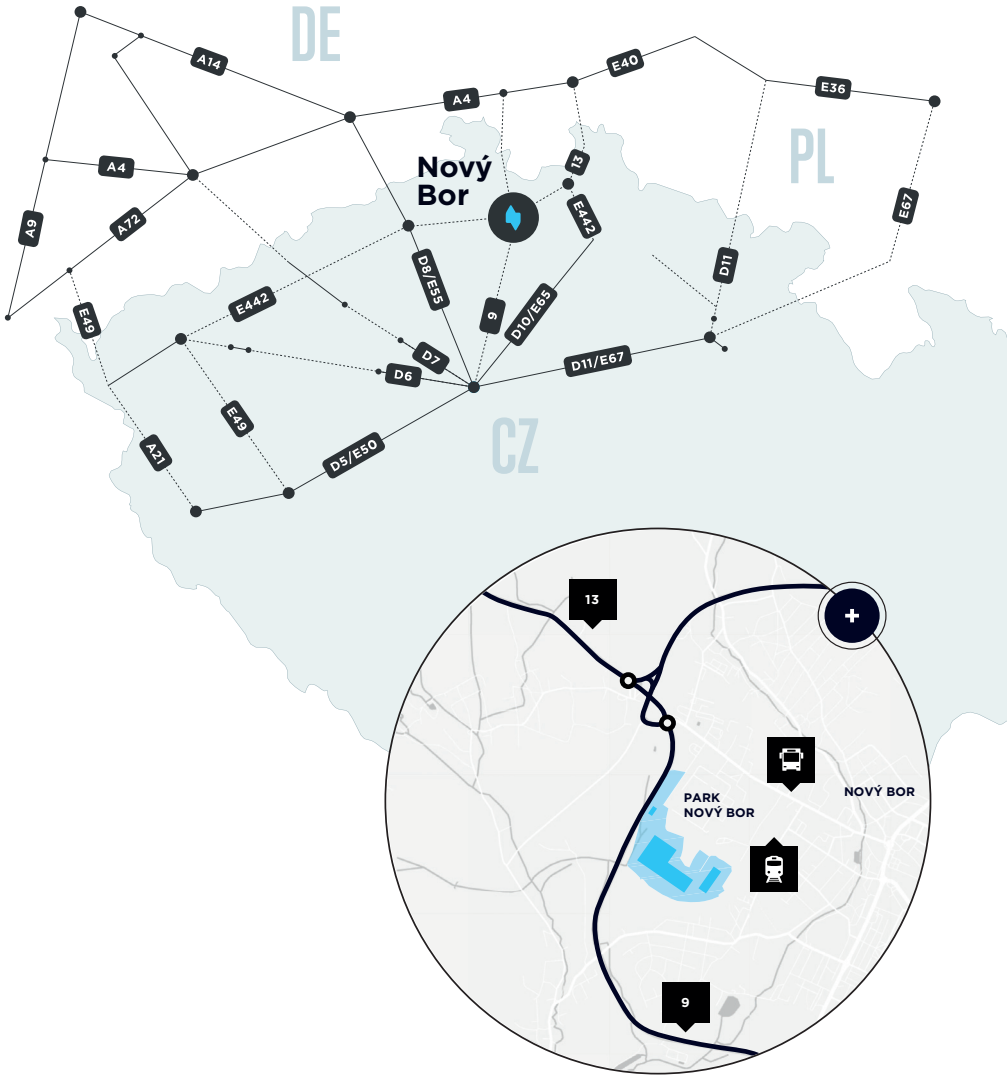

## LOCATION IS KEY

**DEVELOPMENT SPACE**
Nový Bor offers 24,586 sq m of industrial space suitable for logistic and production activities.

**ACCESS**
Strategic location near the Czech-German border with direct access to major European transport corridors. Connected via road I/9 to the D8 motorway (Prague-Dresden), providing fast links to key European cities.

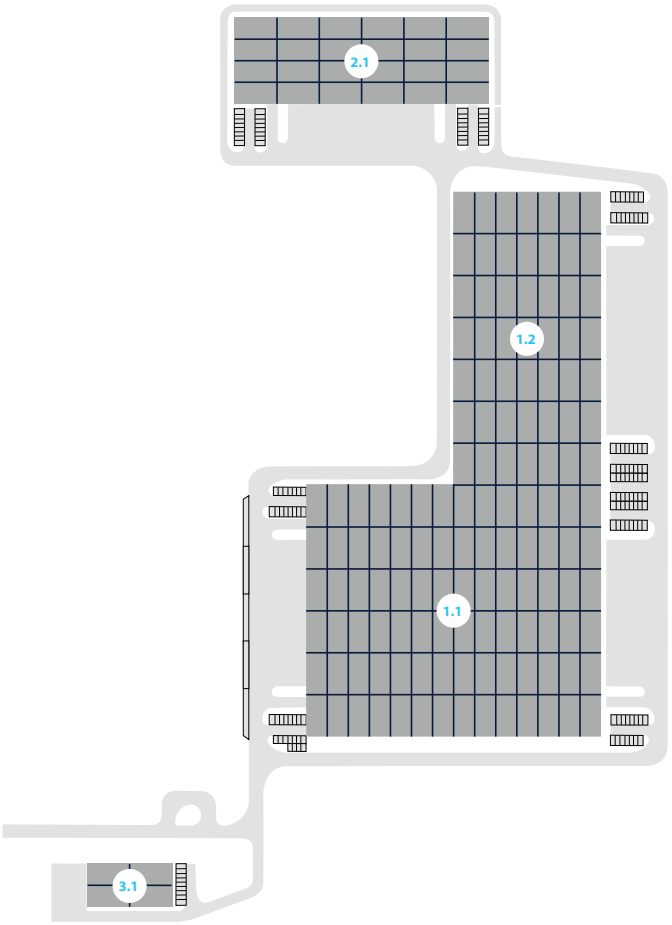
**LABOR FORCE**
Qualified labor force is available due to the proximity of Liberec with the prestigious Technical University of Liberec (approximately 9,000 students) and more than twenty specialized secondary schools in surrounding towns including Česká Lípa and Nový Bor itself.

**PUBLIC TRANSPORT**
Nový Bor offers excellent public transport accessibility with a central bus station providing regular connections to major cities including Prague, Liberec, and Česká Lípa. The town also has a railway station on the local line to Česká Lípa, where passengers can connect to the main rail network. Most industrial and commercial areas are within walking distance of public transport stops, making commuting convenient for employees.



# BUILDING INFORMATION

| | |
|---|---|
| Building 1.1 | 24,586 sqm |
| Building 1.2 | 14,323 sqm |
| Building 2.1 | 7,155 sqm |
| Building 3.1 | 1,244 sqm |




# WAREHOUSE

Specification for development

Column grid 12 m × 24 m
Clear height 10 m (Build. 1.1)
Clear height 12.5 m (Build. 1.2; 2.1; 3.1)
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

# SUSTAINABILITY TREND

We meet the strictest standards of modern, environmentally friendly construction.

This is why our projects aim for the BREEAM "Excellent" 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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