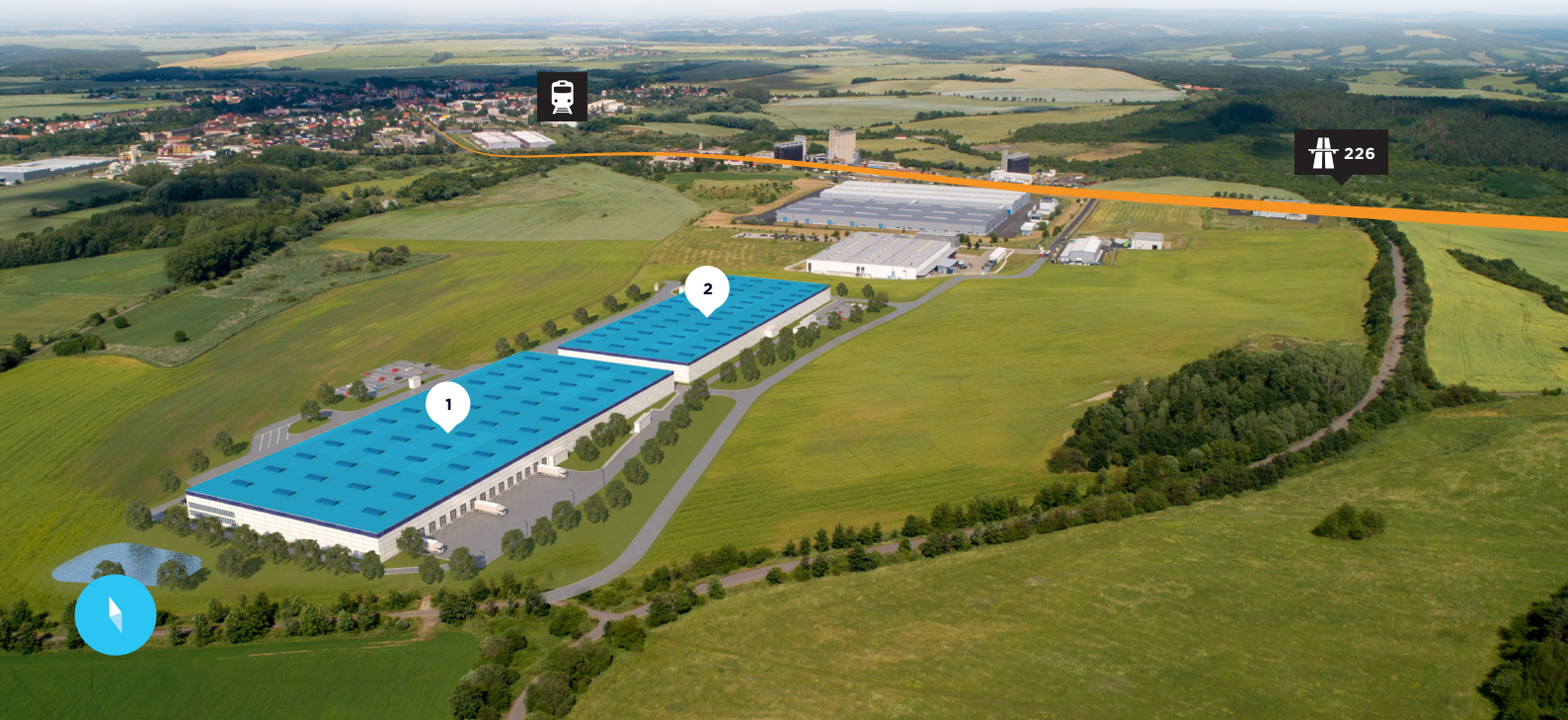


Park Podbořany is currently in a state of planning decision and with its 39,248 sq m it will be an industrial space suitable for logistics and production. The site is located within the region of Ústí nad Labem.

← MOST	PILSEN →
37 km, 36 min	68 km, 60 min
PRAGUE	KARLOVY VARY
60 km, 60 min	50 km, 45 min



LOCATION IS KEY

DEVELOPMENT SPACE

Park Podbořany will offer approx. 39,248 sq m of industrial space suitable for logistic and production activities.

CITY PODBOŘANY

One hour driving distance to the capital city of the Czech Republic Prague and the German borders.

ACCESS

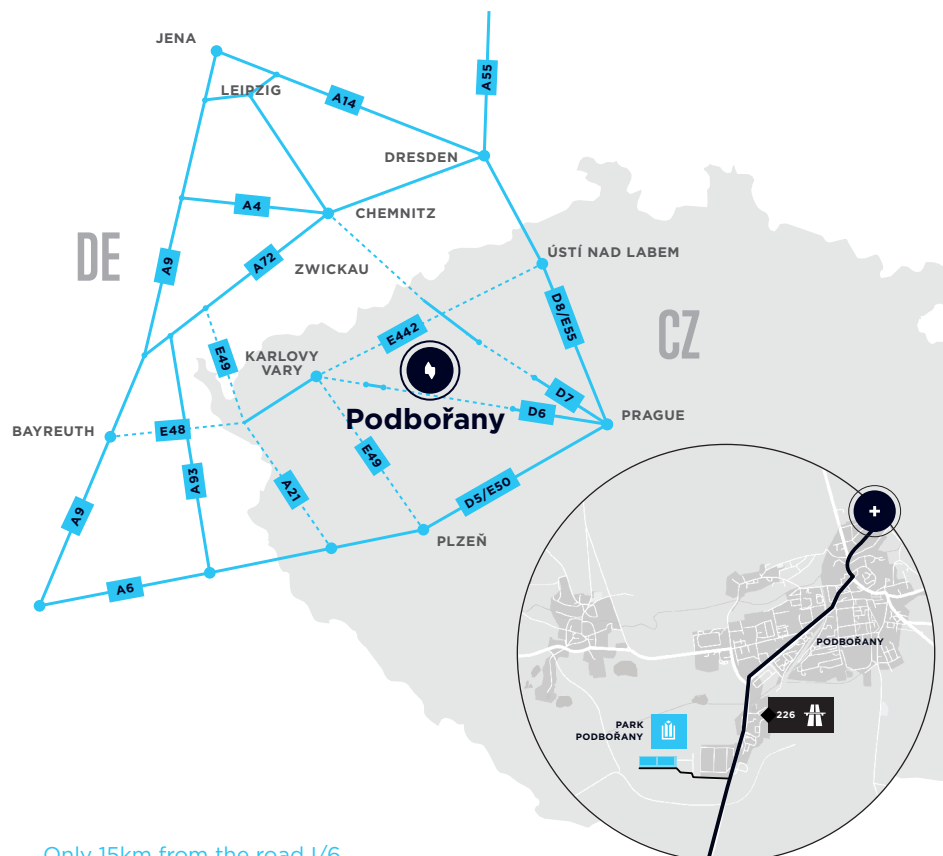
The park is based only 15 km from the road I/6 connecting Prague and Karlovy Vary. Great visibility from 226 motorway.

PUBLIC TRANSPORT

Direct connection from Žetec. Bus stop "Podbořany ČSAD" is located 10 minutes by foot from the park. Train station is based nearby the park.

LABOUR FORCE

Great potential for skilled labour force within the Ústí nad Labem region.



Only 15km from the road I/6.
Great visibility from 226 motorway.

BUILDING INFORMATION

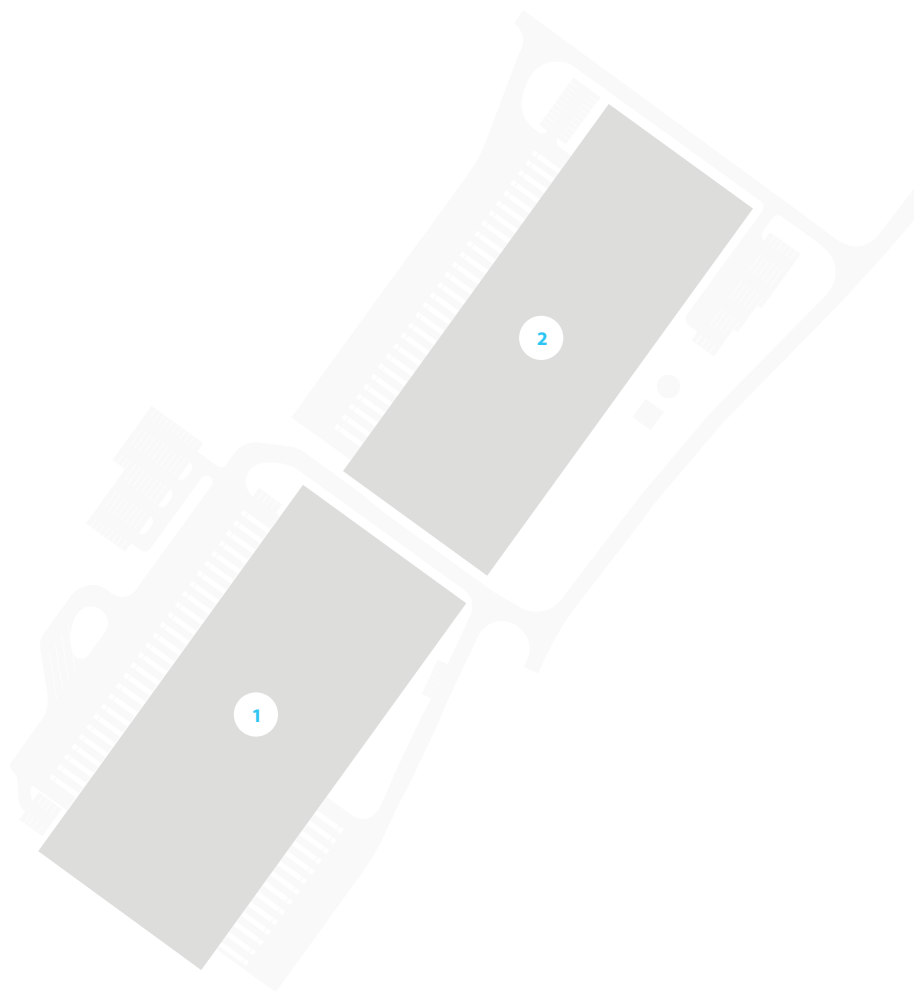
Building 1	20,311 sq m
Building 2	17,718 sq m

WAREHOUSE

Column grid 12 m × 24 m
Clear height 12.6 m
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



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 × 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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