

Accolade Park Česká Lípa has acquired a building permit and with its 15,916 sq m it will be an industrial space suitable for logistics and production. Thanks to its great location and proximity to the German and Polish borders and Mladá Boleslav. The Park is ideal for international companies with branches or customers in Poland and Germany or with connection to Škoda Auto factory in Mladá Boleslav.

← **ČESKÁ LÍPA**  
5.5 km, 10 min  
**DRESDEN**  
110 km, 110 min

**LIBEREC** →  
45 km, 39 min  
**PRAGUE**  
93 km, 85 min



## LOCATION IS KEY

### DEVELOPMENT SPACE

Accolade Park Česká Lípa will offer approx 15,916 sq m of industrial space suitable for logistic and production activities.

### ACCESS

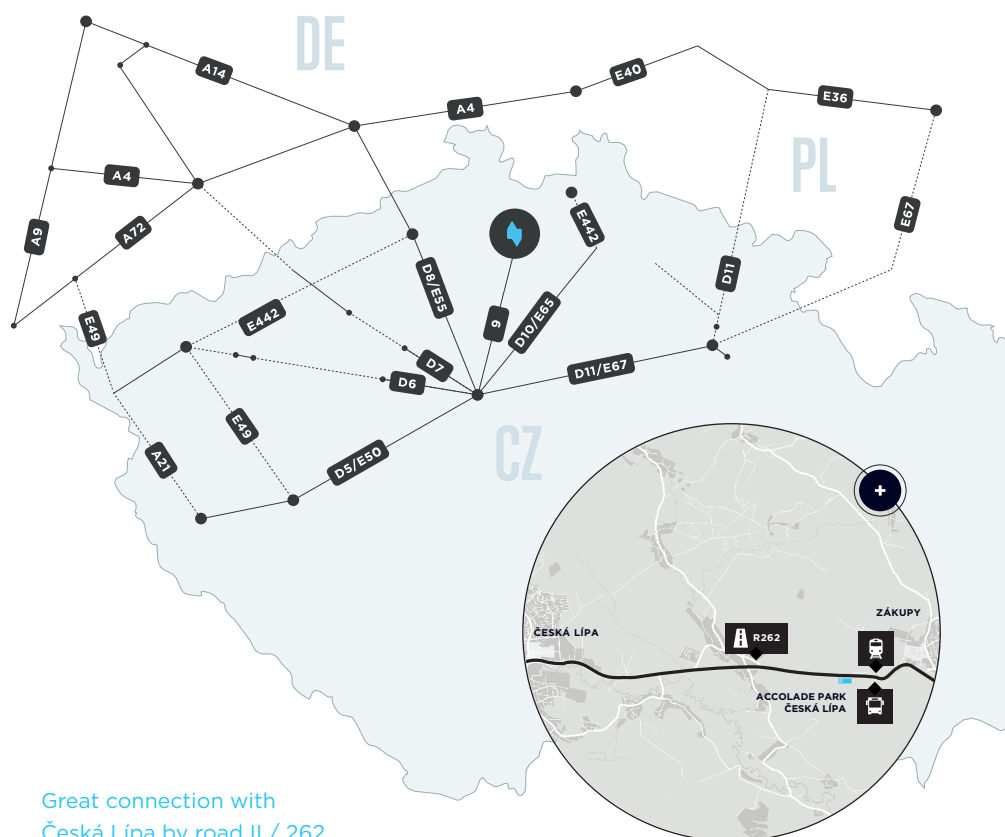
The park is connected by road II / 262 with Česká Lípa.

### GERMAN AND POLISH BORDERS

Park provides excellent transport connections with Germany by road I / 9, leading from Prague, through Česká Lípa to the German border. Road I/13 connects the site with Polish border.

### TRANSPORT & WORKFORCE AVAILABILITY

The park benefits from excellent public transport accessibility (train and bus connections) and access to a sufficient labour force, supported by the nearby towns of Česká Lípa and Zákupy, two major cities in the area.



Great connection with  
Česká Lípa by road II / 262.

# BUILDING INFORMATION

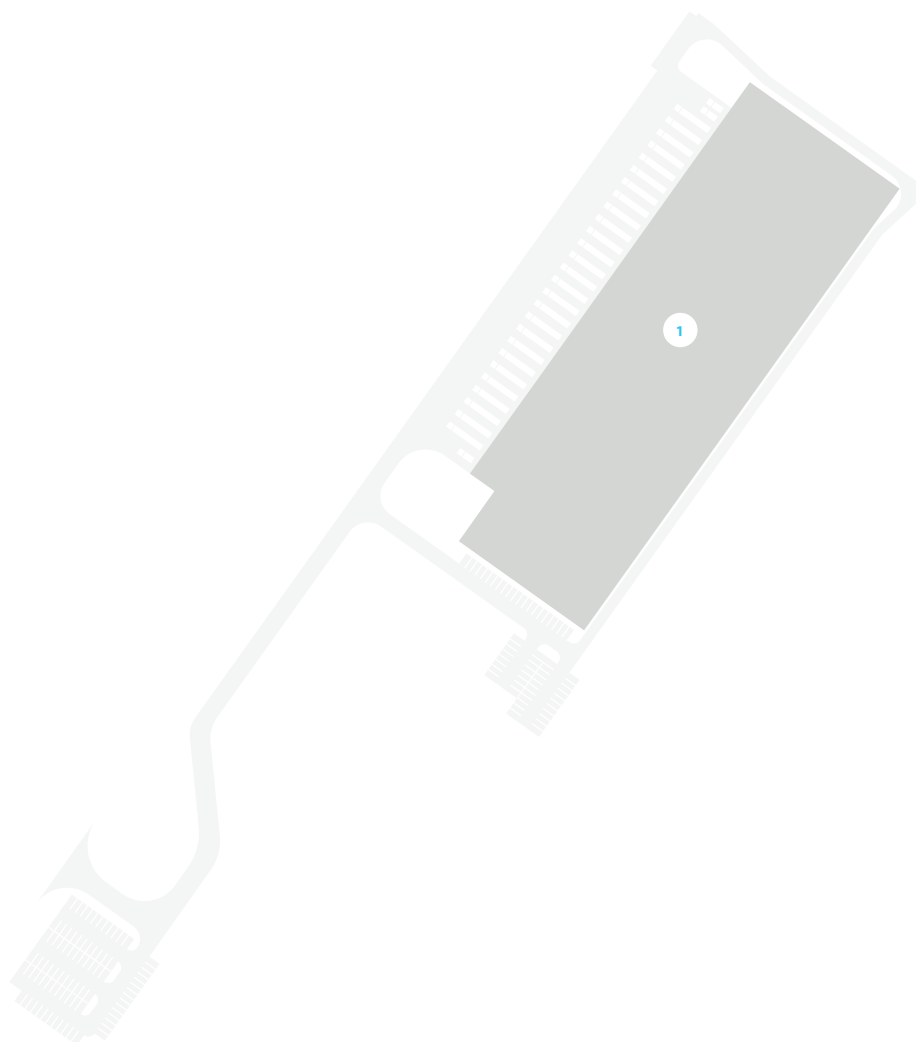
Building 1 15,916 sq m

## WAREHOUSE

Column grid 12 m × 24 m  
Clear height 12 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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