

PANATTONI LEGNICA PARK

PLANNED AREA:
89,817 sq m



Panattoni Park Legnica I offers 27,000 sq m of industrial space suitable for light production, logistic and e-commerce activities.

LEGNICA CITY CENTER
7 km, 10 min
BERLIN
132 km, 150 min

PRAGUE
247 km, 180 min
KATOWICE
250 km, 150 min

WROCŁAW
74 km, 60 min
DRESDEN
200 km, 130 min



LOCATION IS KEY

DEVELOPMENT SPACE

Panattoni Park Legnica offers 89,817 sq m of industrial space suitable for light production, logistic and e-commerce activities.

ACCESS

Excellent and easy access to expressway S3 (Szczecin – Legnica – Prague), and highway A4 (Śląsk – Wrocław – Dresden).

LOCATION

The Park is located in one of the most industrialized and urbanized regions in Central and Eastern Europe.

LABOR FORCE

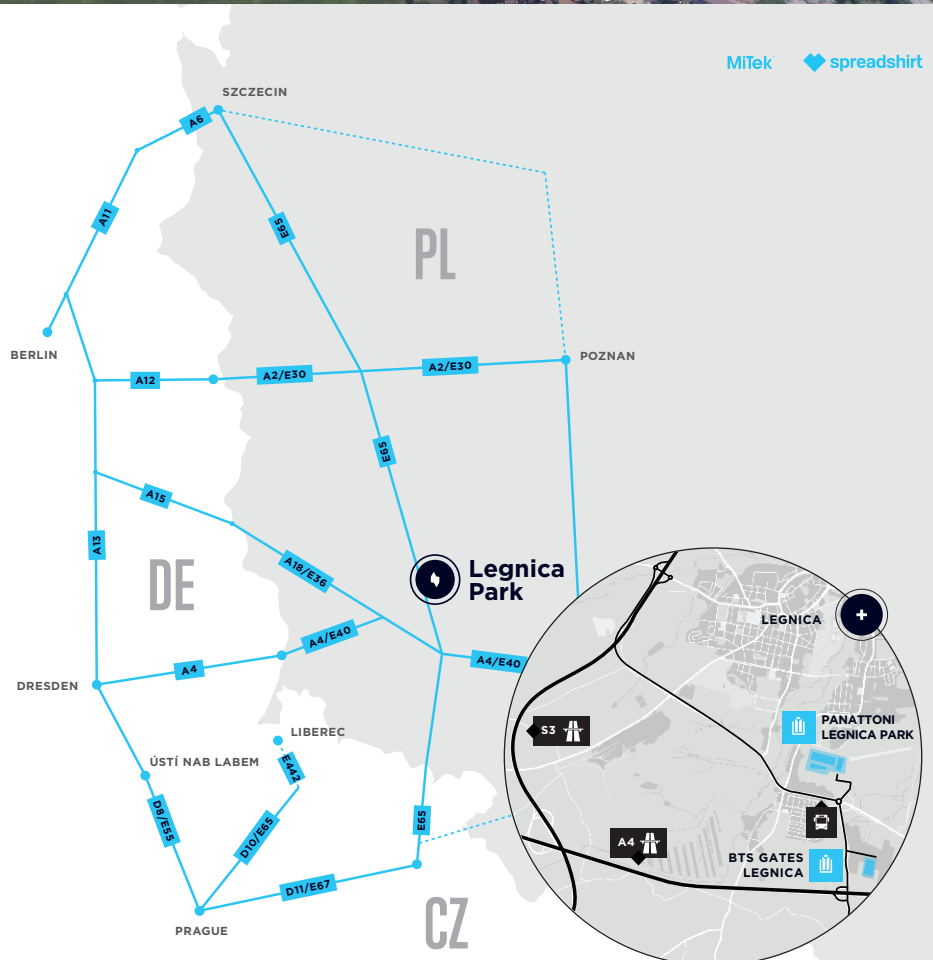
Available resources of qualified personnel with a total population of 2.9 million inhabitants and 39 higher education institutions in the Voivodship educating over 120,000 students per year.

PUBLIC TRANSPORT

Existing bus stop is 50m from the Park.

OTHER PARK ADVANTAGES

The Park is about 58km away from PCC Brzeg Dolny terminal that handles goods flowing into and out of the Lower Silesia region. And 75 km away from RAIL POLSKA Siechnice container.



Excellent and easy access to the expressway S3 connecting Szczecin, Legnica and Prague.

BUILDING INFORMATION

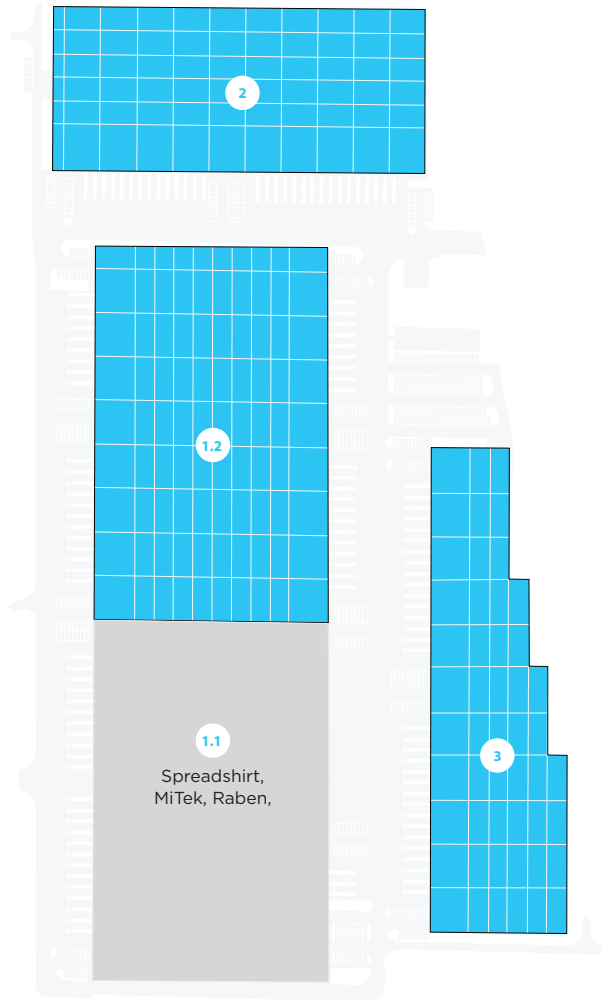
Building 1.1	27,000 sq m
Building 1.2	25,446 sq m
Building 2	20,231 sq m
Building 3	17,140 sq m

WAREHOUSE

Column grid 12 x 22,5
Clear height 10 m
ESFR sprinkler system
Light intensity in the hall 200 lx
Skylights min 2%
Floor loading 5 t/sq m

OFFICE PREMISES

Clear height 3 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 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.



Accolade Holding, a.s.

Czech Republic
Sokolovská 394/17
186 00 Prague 8

info@accolade.eu
+420 220 303 019

Poland

Warsaw Financial Center (29th floor)
Emilii Plater 53
00-113 Warszawa

poland@accolade.eu
+48 504 424 504

www.accolade.eu

 **Accolade**