



PANATTONI PRAGUE BUSINESS PARK



↖
Dolní Měcholupy (2 km, 5 min)
Brno (200 km, 2 hrs)

Prague city centre (10 km, 24 min)
Prague International Airport (35 km, 37 min)
Pilsen (107 km, 76 min)
↗

Kablo

Barvy a laky

Kovošrot

Zentiva

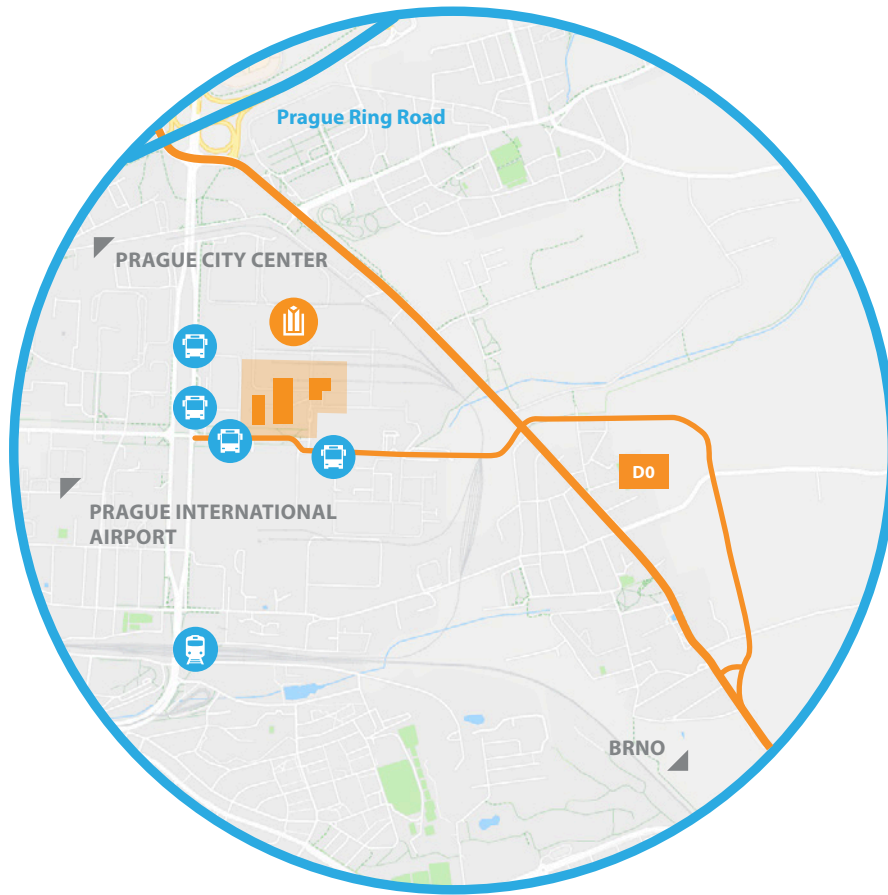
entrance to the park

↖
Hradec Kralové (110 km, 60 min)

Štěrboholy (3 km, 8 min)
↗

PANATTONI PRAGUE BUSINESS PARK

PERFECT ACCESS FROM PRAGUE CITY CENTER. DIRECTLY IN INDUSTRIAL ZONE ŠTĚRBOHOLY

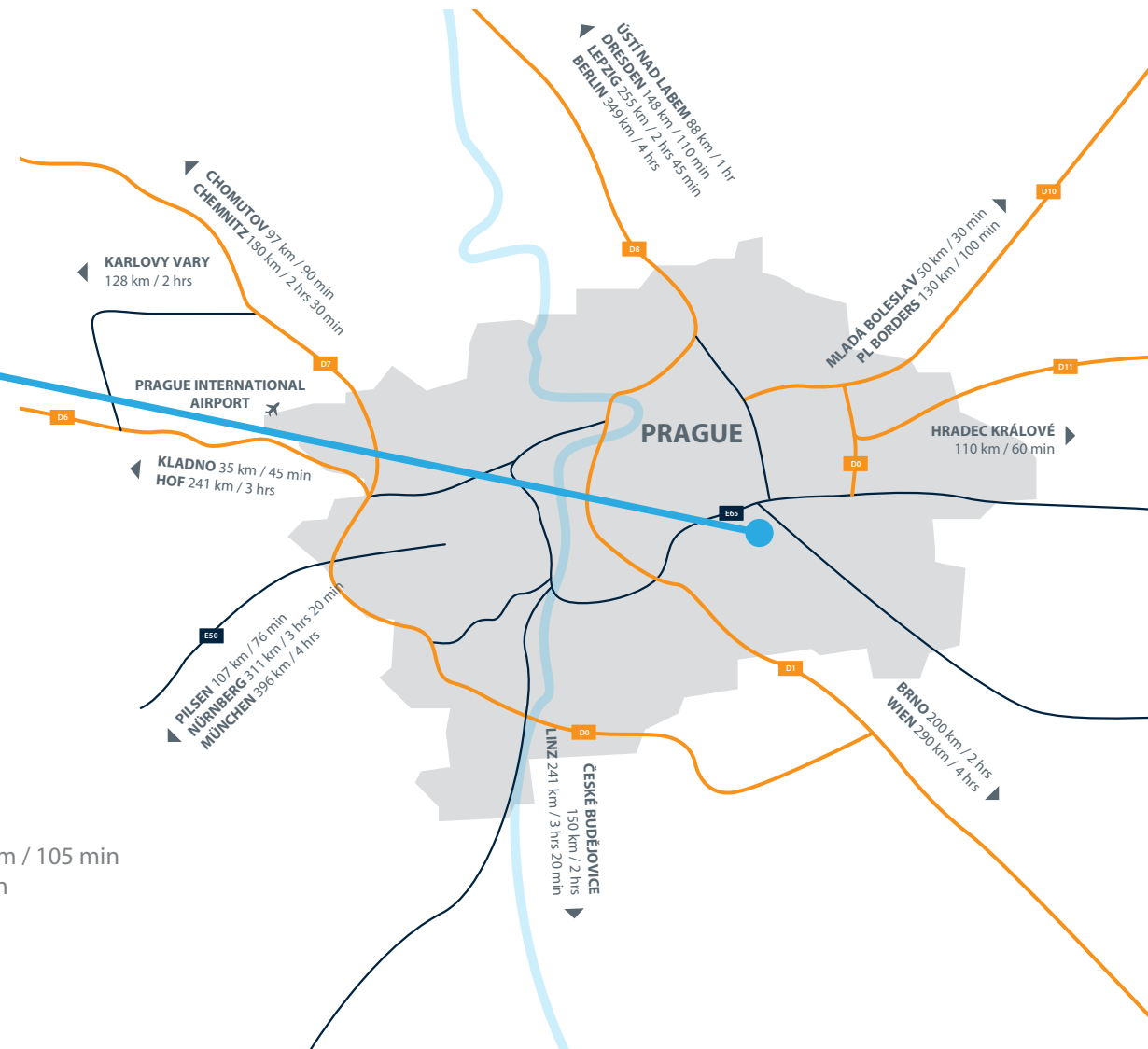


Key distances

- Prague city centre 10 km / 24 min
- Prague International Airport 35 km / 37 min
- Prague Ring Road 2 km
- German border 180 km / 105 min
- Pilsen 107 km / 76 min
- Brno 200 km / 2 hrs

Public transportation

- Regular public bus connections



PANATTONI PRAGUE BUSINESS PARK

STANDARD TECHNICAL SPECIFICATION



SUPPORTING STRUCTURE

- Pad or pilot foundations, insulated plinth panels up to 300 mm above floor
- Prefabricated concrete columns in 12 x 24 m grid or per layout
- Prefabricated concrete or steel roof beams, clear height of 10 m

FLOOR

- Fibre reinforced concrete floor, PE membrane, cut joints, 180 mm thick, surface treated with hardener
- Load capacity of 50 kN/sq m, 60 kN point load
- Flatness according to DIN 1822, table 3, line 3

ROOF

- Corrugated steel sheets, mineral wool insulation, PVC membrane
- Free load capacity of 15 kg/sq m for clients installations
- Min. 2 % of skylights in warehouse area
- Syphonic drainage system, emergency overflows

FACADE

- Horizontal sandwich panels with mineral wool insulation
- Prefabricated concrete facade around docks to approx. 4.5 m height
- Double glazed windows in offices

DOCKS

- 1x electrically operated 3.0 x 3.0 m dock for each 1,000 sq m of hall
- Each dock equipped with hydraulic leveller, 60 kN capacity, PE shelter, wheel guides
- 1x electrically operated 4.0 x 4.5 m drive-in gate for each 5,000 sq m of hall



HALL INSTALLATIONS

- Gas Sahara heaters or infrared gas radiators, heating according to norms for warehousing
- ESFR sprinklers under roof, FM Global certified tank and pumps
- 200 lux LED lighting (excluding influence of clients installations)
- 1x 630 kVA dry transformer station per each 25,000 sq m of hall

PRODUCTION UPGRADE (OPTIONAL)

- Increased facade and roof insulation
- Heating and ventilation in accordance with code for manufacturing (assembly)
- 300 lux LED lighting (excluding influence of clients installations)
- Increased percentage of skylights area

OFFICES

- 2 level custom designed in-built, incl. offices, socials, locker rooms, day room, excl. furniture and appliance
- Aluminium entrance door with canopy to entrance lobby
- Tiles, carpets or PVC floor surfaces, suspended mineral ceiling panels
- Social rooms with ceramic fixtures, wall tiles, and basic accessories
- PVC cable trays below windows, 2x 220 V socket each 8 sq m
- Server room with 2 split units and antistatic PVC floor
- Top cooling

OUTSIDE AREAS

- Hard areas from concrete pavers, sloped for drainage
- 2 m high mesh fence, entrance barriers and manual gate
- Green areas with grass, bushes, and trees

PANATTONI PRAGUE BUSINESS PARK

DEVELOPMENT CONCEPT



Total built-up area 56,609 sq m

Building 1 11,839 sq m

Car parking places 31

Docks 6

Drive-ins 3

Building 2 28,133 sq m

Car parking places 71

Docks 12

Drive-ins 14

Building 3 11,521 sq m

Car parking places 75

Docks 8

Drive-ins 1

Building 4 5,116 sq m

Car parking places 32

Docks 4

Drive-ins 2

Shared parking places 293

SUSTAINABILITY TRENDS

LED lighting

BREEAM Very Good certified

WAREHOUSE

Column grid 12 m x 24 m

Light intensity in the hall 200 lux

Skylights min 2 %

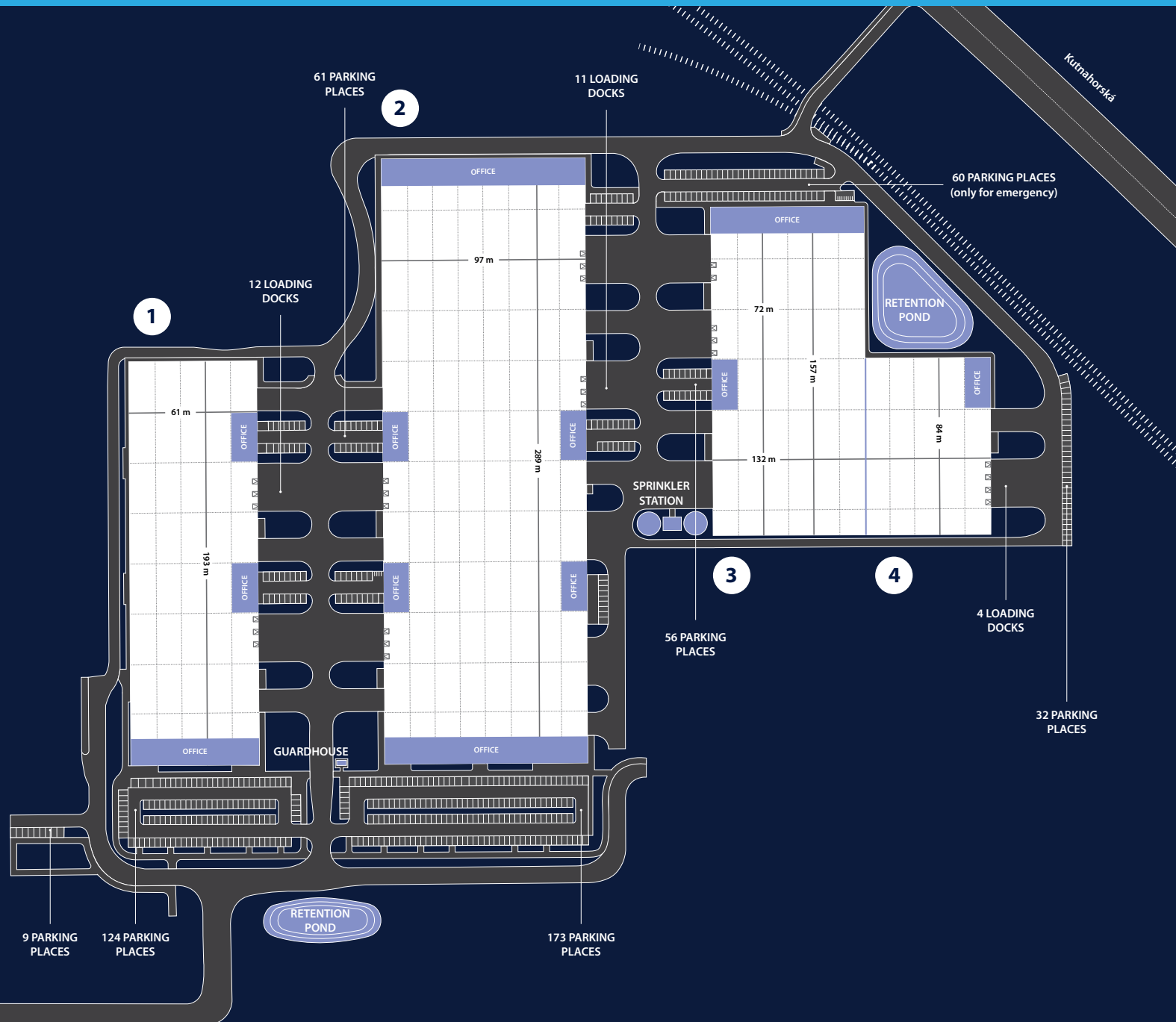
Floor loading 5 t/sq m

OFFICE PREMISES

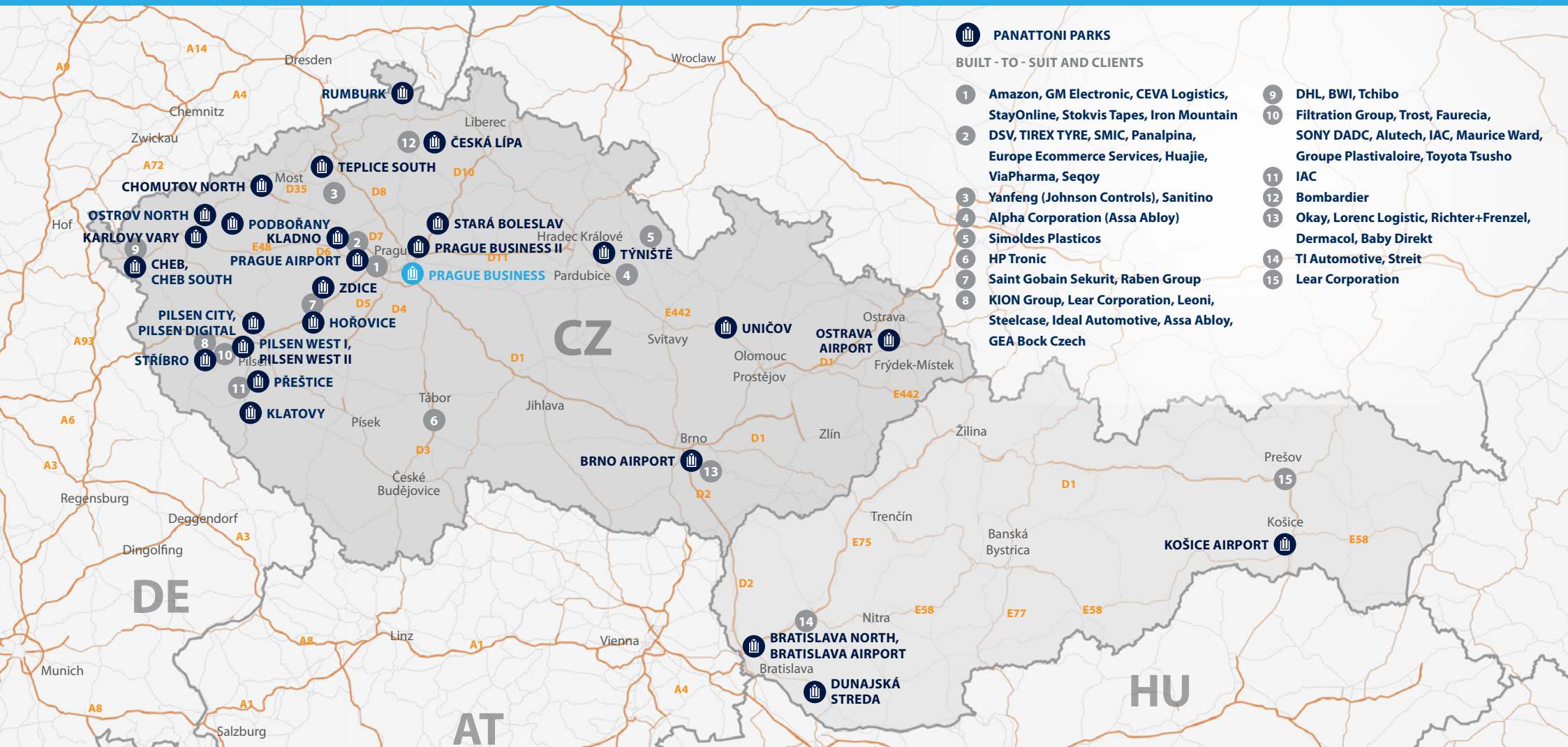
Clear height 2.7 m

Light intensity 500 lux

Build to suit



PANATTONI PRAGUE BUSINESS PARK



Panattoni Worldwide International vision. Local focus.

With an expansive international platform, Panattoni Development Company, Inc. specializes in industrial, office and build-to-suit development. Our 31 offices in the United States, Canada and Europe are responsible for the development of approximately 30 million square meters. Each office is rooted in the local community with strong partnerships that produce the best results for our clients in each region. You can find us in Poland, Great Britain, the Czech Republic, Slovakia, Germany and Luxembourg.

CZECH REPUBLIC Panattoni

Šporkovský palác, V Celnici 1034/6
110 00 Prague 1
Czech Republic

czinfo@panattoni.com
www.panattoni.cz
www.panattonieurope.com/cz

SLOVAKIA Panattoni

Eurovea Central 1, Pribinova 4
811 09 Bratislava
Slovakia

skinfo@panattoni.com
www.panattoni.com
www.panattonieurope.com/sk