



PANATTONI BUSINESS PARK KLDNO



Prague (30 km, 45 min)

Chomutov via D7 (75 km, 60 min)

Ústí nad Labem via D8 (105 km, 75 min)

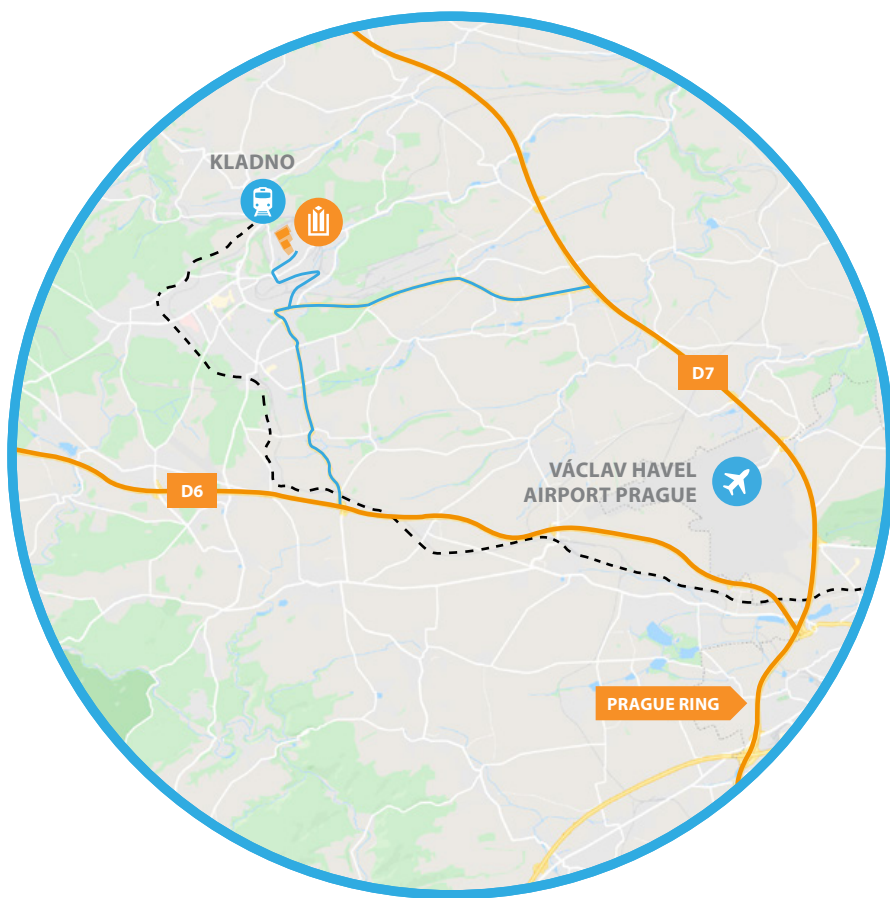
**KLADNO-ŠVERMOV
TRAIN STOP**

Karlovy Vary via D6 (100 km, 75 min)

Pilsen via D5 (90 km, 75 min)

PANATTONI BUSINESS PARK Kladno

GREAT ACCESSIBILITY FROM



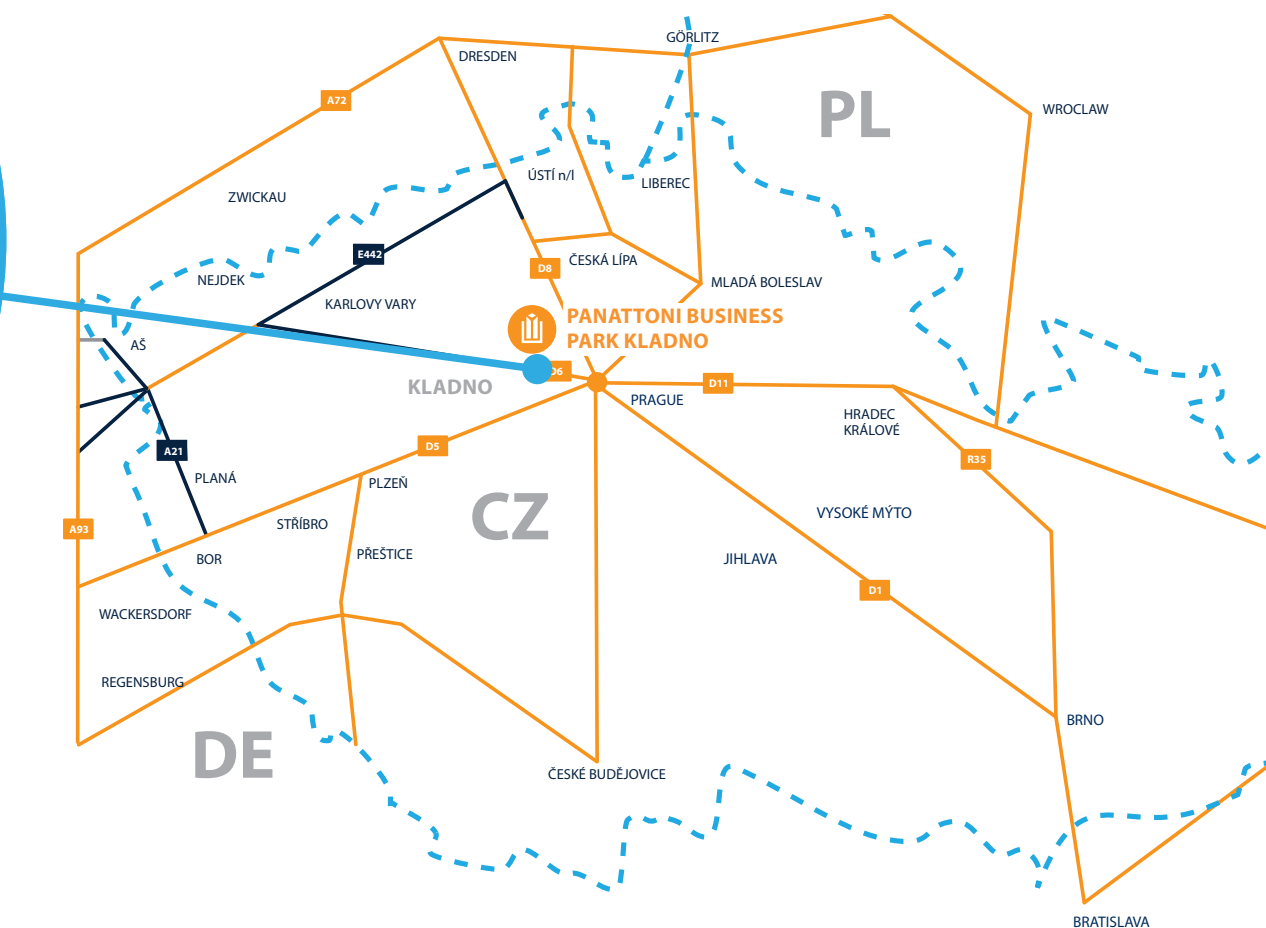
Key distances

- Prague 30 km / 45 minutes
- Chomutov 75 km / 60 minutes
- Pilsen 90 km / 75 minutes
- Karlovy Vary 100 km / 75 minutes
- Ústí nad Labem 105 km / 75 minutes



Public transportation

- Nearby train stop Kladno-Švermov
- Nearby bus stops Kladno-Poldi, Ujezdová and Průmyslová



PANATTONI BUSINESS PARK KŁADNO

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

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DEVELOPMENT CONCEPT

TOTAL BUILT-UP AREA 88,484 sq m

Building A 55,629 sq m

Car parking places 32
Truck parking places 72
Docks 4
Drive-ins

Building B 32,855 sq m

Car parking places 18
Truck parking places 35
Docks 4
Drive-ins

SUSTAINABILITY TRENDS

LED lighting
BREEAM Excellent certified

WAREHOUSE

Column grid 12 m × 24 m
Light intensity in the hall 200 lux
Skylights min 2%
Floor loading 5 t/sq m

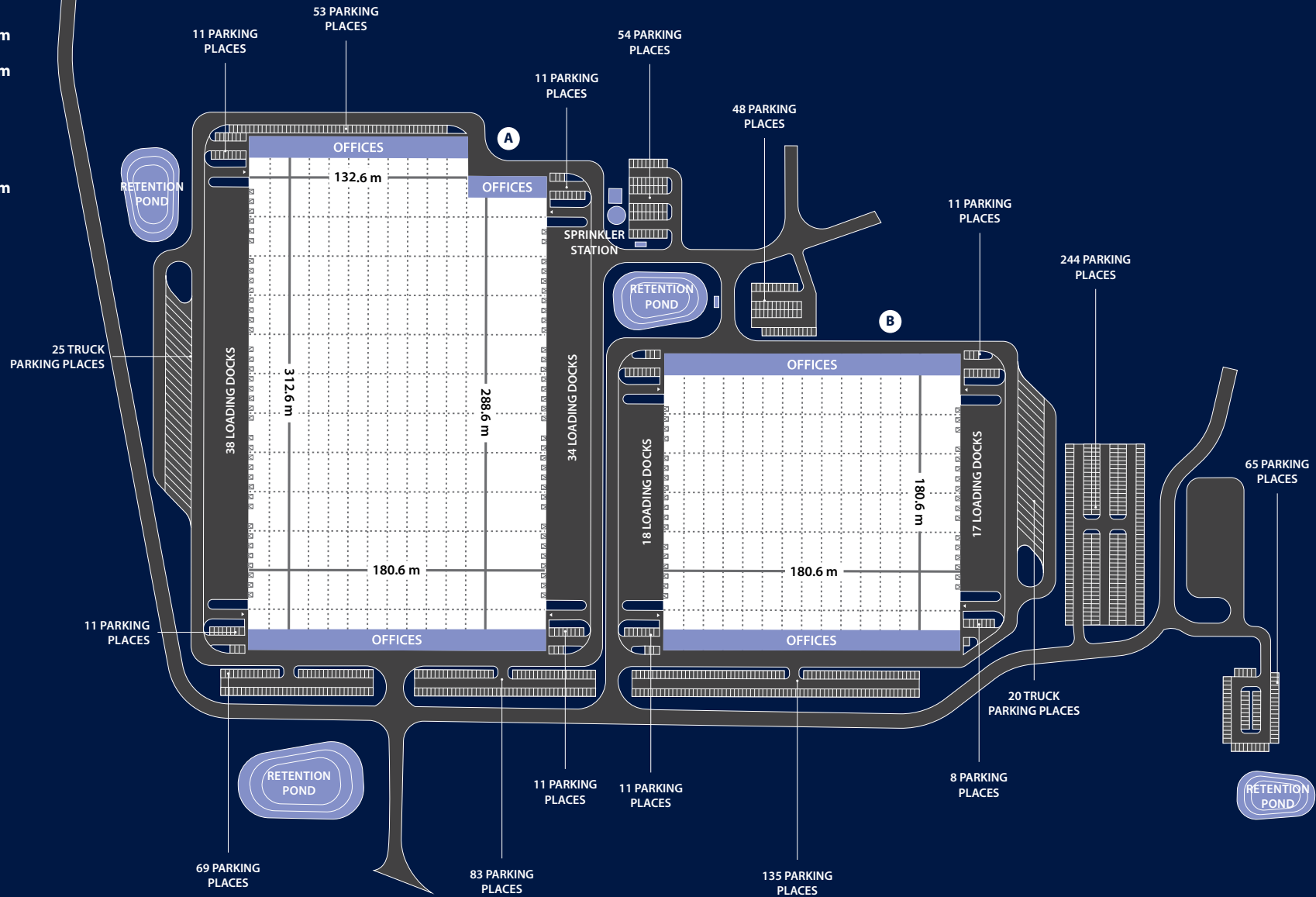
OFFICE PREMISES

Clear height 2,7 m
Light intensity 500 lux
Build-to-suit

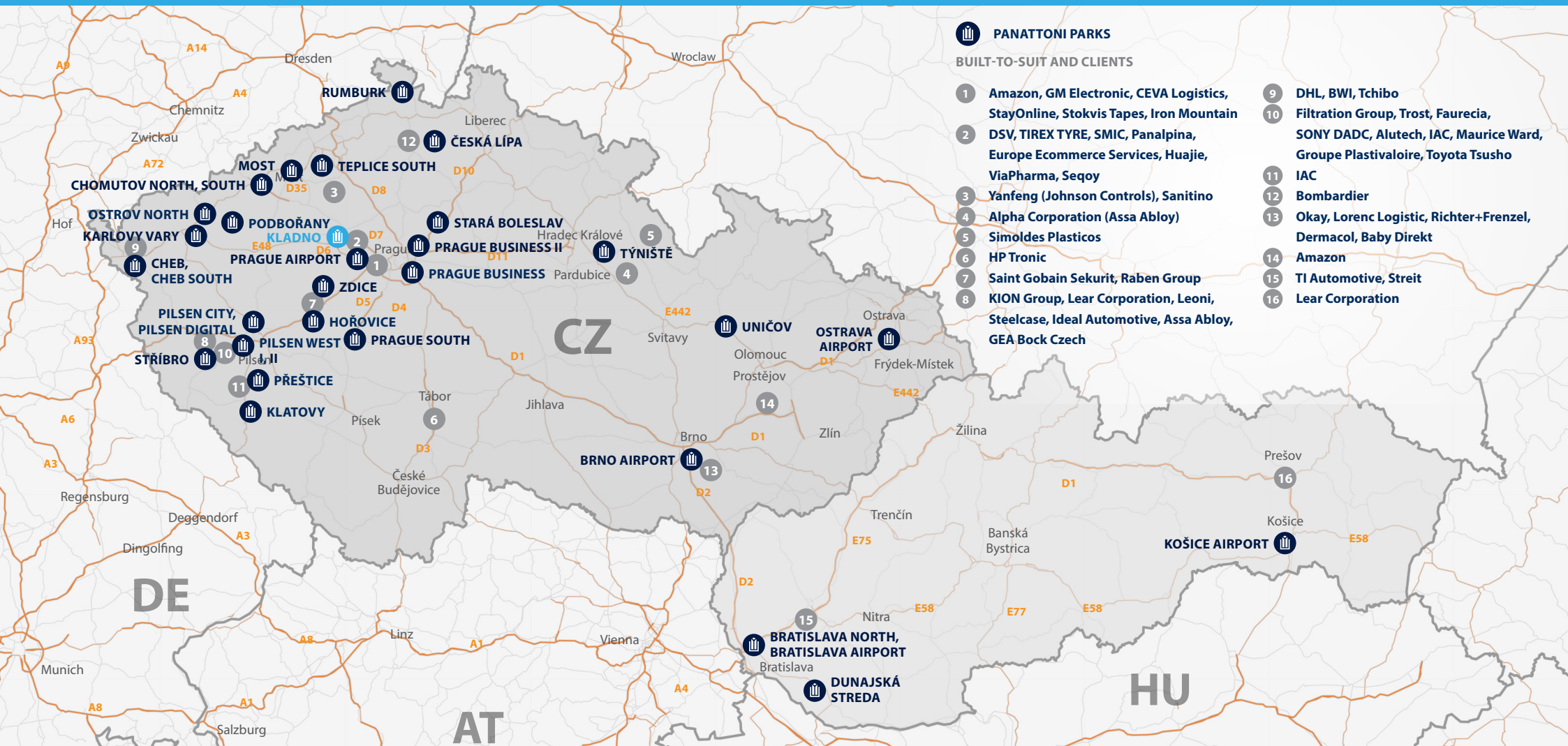
BUILDING STANDARDS

Clear height 12.5 m
Loading docks 1/800 sq m
Floor loading capacity 5 t/sq m

- ESRF sprinkler system
- Parking areas for cars 840
- Truck loading yard
- Office space with facilities according to the clients requirements



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PANATTONI PARKS

BUILT-TO-SUIT AND CLIENTS

- | | |
|--|--|
| 1 Amazon, GM Electronic, CEVA Logistics, StayOnline, Stokvis Tapes, Iron Mountain | 9 DHL, BWI, Tchibo |
| 2 DSV, TIREX TYRE, SMIC, Panalpina, Europe Ecommerce Services, Huajie, ViaPharma, Seqoy | 10 Filtration Group, Trost, Faurecia, SONY DADC, Alutech, IAC, Maurice Ward, Groupe Plastivaloire, Toyota Tsusho |
| 3 Yanfeng (Johnson Controls), Sanitino | 11 IAC |
| 4 Alpha Corporation (Assa Abloy) | 12 Bombardier |
| 5 Simoldes Plasticos | 13 Okay, Lorenc Logistic, Richter+Frenzel, Dermacol, Baby Direkt |
| 6 HP Tronic | 14 Amazon |
| 7 Saint Gobain Sekurit, Raben Group | 15 TI Automotive, Streit |
| 8 KION Group, Lear Corporation, Leoni, Steelcase, Ideal Automotive, Assa Abloy, GEA Bock Czech | 16 Lear Corporation |



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.

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