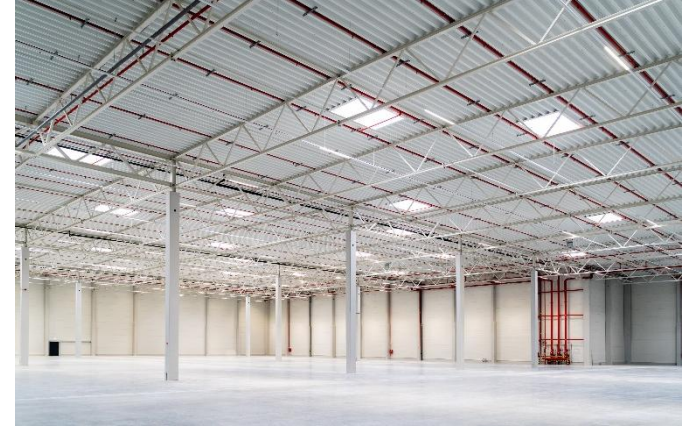


Panattoni Park Wałbrzych

Warehouse Space Lease

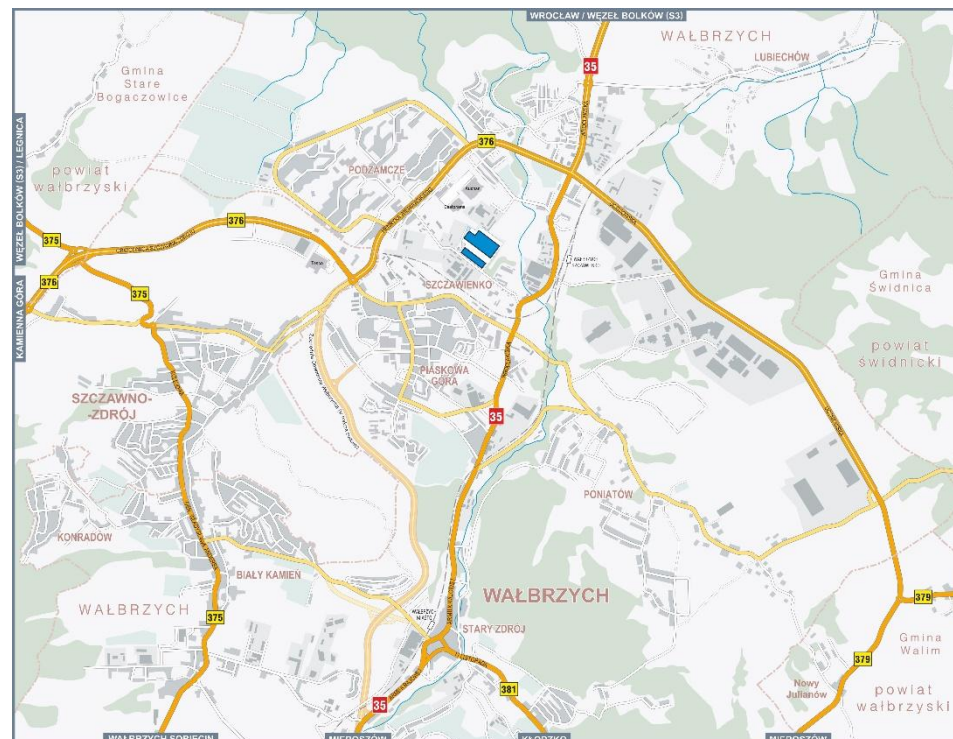
Available Units: 18 569 sqm and 5 985 sqm





Panattoni Park Wałbrzych

Enclosure to the offer



LOCATION MAP

Panattoni Park Wałbrzych

Location

The park is located near the Budziszów junction, at the entrance to the A4 motorway. It is located only 150 km from the Polish-German border and 38 km from the Polish – Czech border.

Distances

Wałbrzych city centre – **5 km**

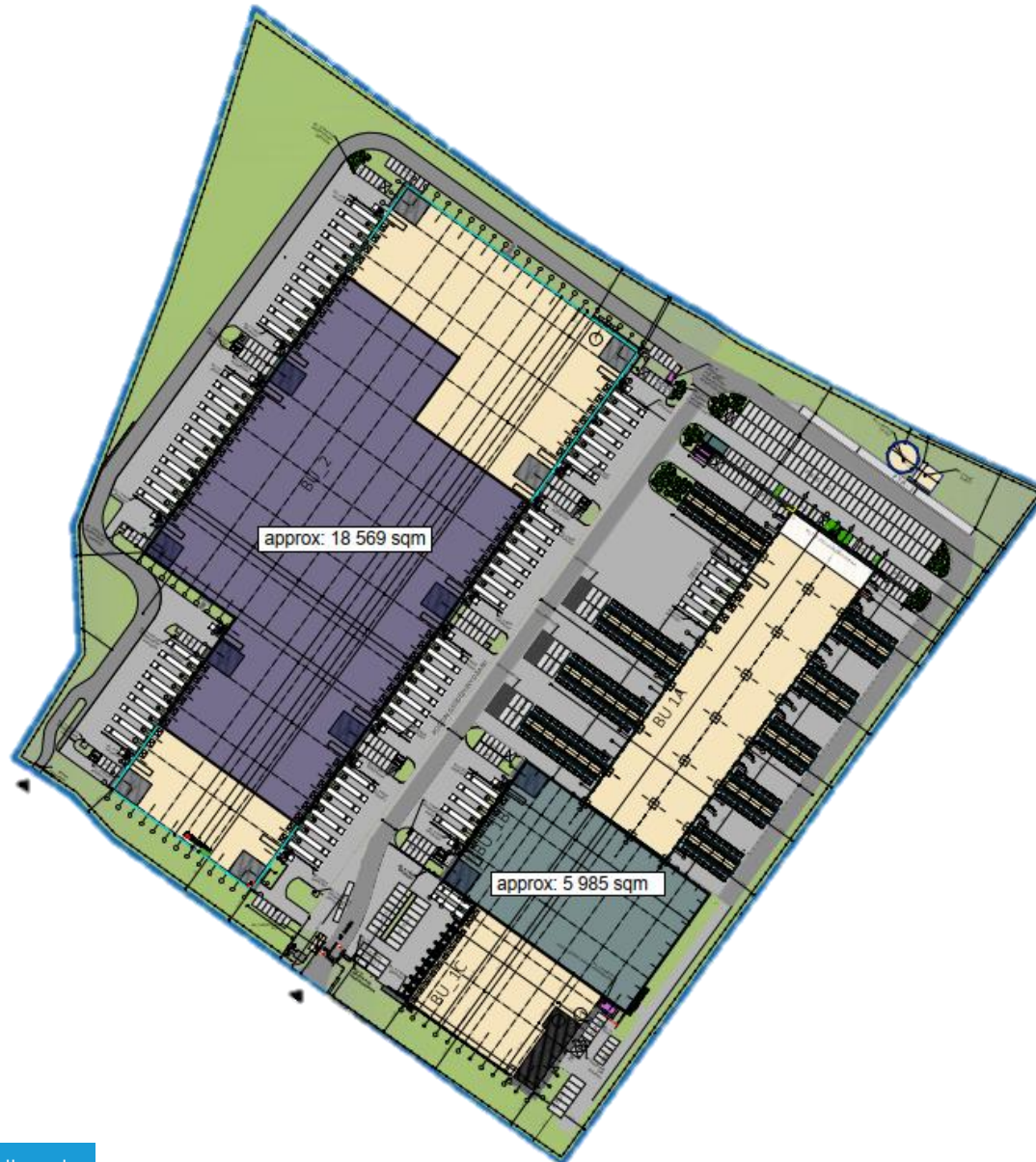
Wrocław city centre – **70 km**

A4 – **50 km**

Photos of the real property



Panattoni Park Wałbrzych – offered spaces



Technical specification

Docks

- » 1x electrically driven dock sized 3 x 3.2 m per every 800 sq. m of the shed
- » Every dock is equipped with a hydraulic loading ramp with the load-bearing capacity of 60 kN, PE cover, guides
- » 1x electrically driven entrance gate sized 3.5 x 4.2 m per every 5,000 sq. m of the shed

Facade

- » Horizontal sandwich panels
- » with mineral wool core
- » Precast concrete facade round the docks up to ca. 4.5 m
- » Windows in office rooms with double panels and insulated PVC frames

Roof

- » Corrugated sheet, mineral wool insulation, PVC membrane
- » Can be loaded with the Tenant's systems up to 15 kg/m²
- » Skylights and smoke release vents taking 2% of the warehouse space
- » Syphonic drainage system, emergency overflows

Load-bearing structure

- » Spot footings, insulated stub wall panels up to 30 cm above floor level
- » Precast concrete columns in the layout of 12 x 22.5 m or as planned
- » 24 x 22.5 in the first column row
- » Precast concrete or steel roof beams, clearance height 10 m or 12 m

Improvements for manufacturing activities

- » Reinforced insulation of the facade and the roof
- » Heating and ventilation according to good manufacturing (installation) practice
- » LED lighting with 300 lx intensity (without considering the effect of the Tenant's system)
- » Greater lighting area with skylights/light strips — 12.5%



Perimeter

- » Surfaces hardened with concrete pavers, inclined to ensure water discharge
- » Mesh fencing 2 m high, entrance barriers and manually operated gate
- » Vegetation round the facility — lawns, shrubs and trees

Offices

- » Two-floor space designed for the Tenant's needs, comprising e.g. offices, staff facilities, cloakrooms, a common room, excluding furniture and equipment
- » Aluminum entrance door with a canopy to the reception area
- » Floor covered with tiles, fitted carpet or PVC, suspended ceiling panels made from mineral wool
- » Staff rooms with sanitary fixtures, wall tiles and basic tapware
- » PVC cable troughs under the windows, 2 sockets 230 V + 2 data transmission sockets at every workstation
- » Server room with 2 "split" air conditioners and antistatic PVC flooring

Floor topping

- » Fibre-reinforced floor topping, PE membrane, process expansion joints, 17 cm thick, surface with hardener applied
- » Load-bearing capacity of the floor topping of 7,0 T/m², spot load of 50 kN per the spot footing of 150 mm x 150 mm
- » Surface evenness according to the requirements of DIN 18202, table 3, line 3

Systems in the shed

- » Gas heaters or gas-fueled IR radiators
- » ESFR sprinklers mounted under the ceiling, a reservoir and pumps with FM Global certificate
- » LED lighting with 200 lx intensity (without considering the effect of the Tenant's system)
- » 1 transformer station with a dry-type transformer 800 kVA per every 30 thousand square meters of the shed

 PANATTONI **join our journey!**

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