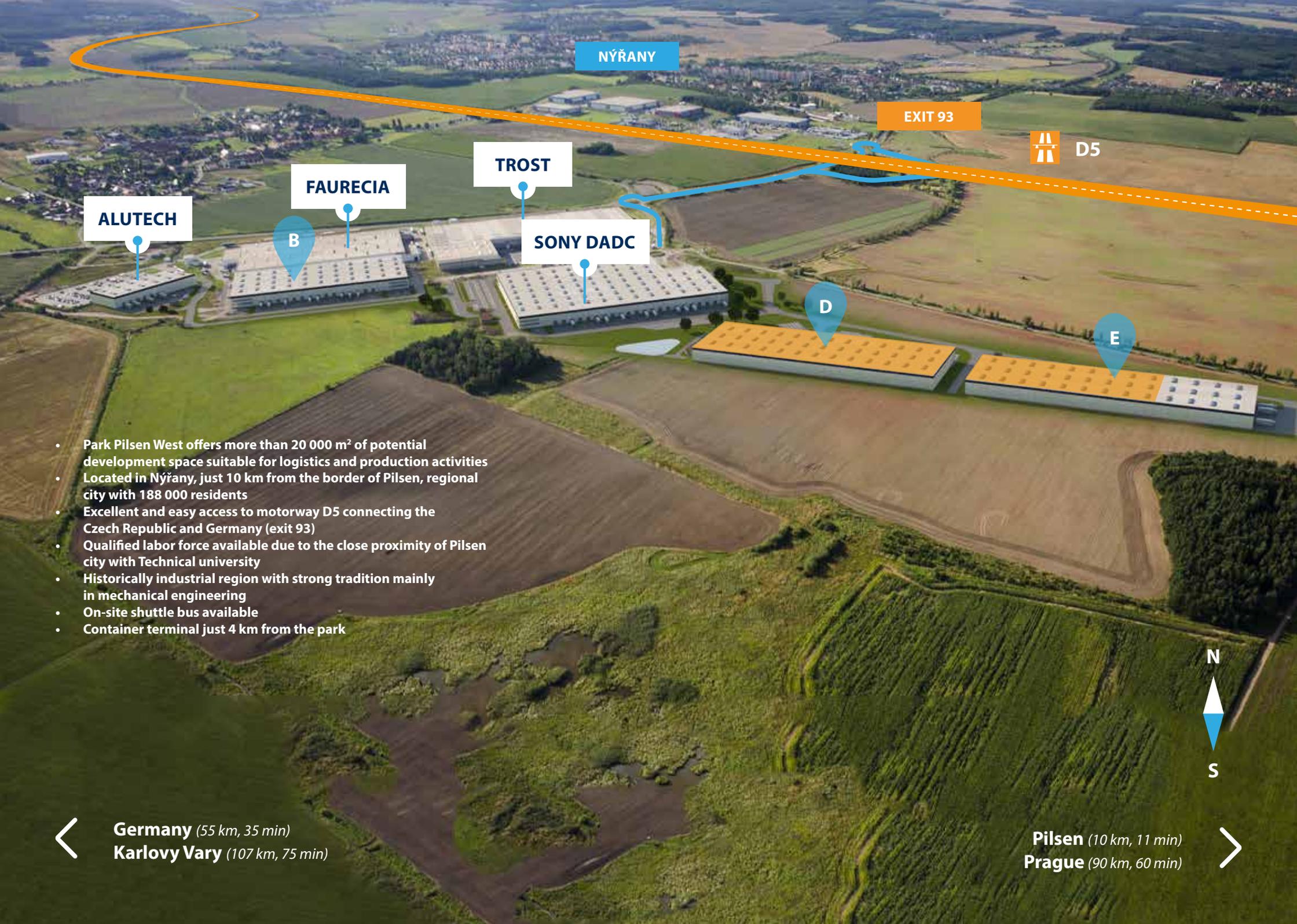


PANATTONI EUROPE

Panattoni Park Pilsen West





NÝŘANY

EXIT 93

D5

ALUTECH

FAURECIA

TROST

SONY DADC

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- Park Pilsen West offers more than 20 000 m² of potential development space suitable for logistics and production activities
- Located in Nýřany, just 10 km from the border of Pilsen, regional city with 188 000 residents
- Excellent and easy access to motorway D5 connecting the Czech Republic and Germany (exit 93)
- Qualified labor force available due to the close proximity of Pilsen city with Technical university
- Historically industrial region with strong tradition mainly in mechanical engineering
- On-site shuttle bus available
- Container terminal just 4 km from the park



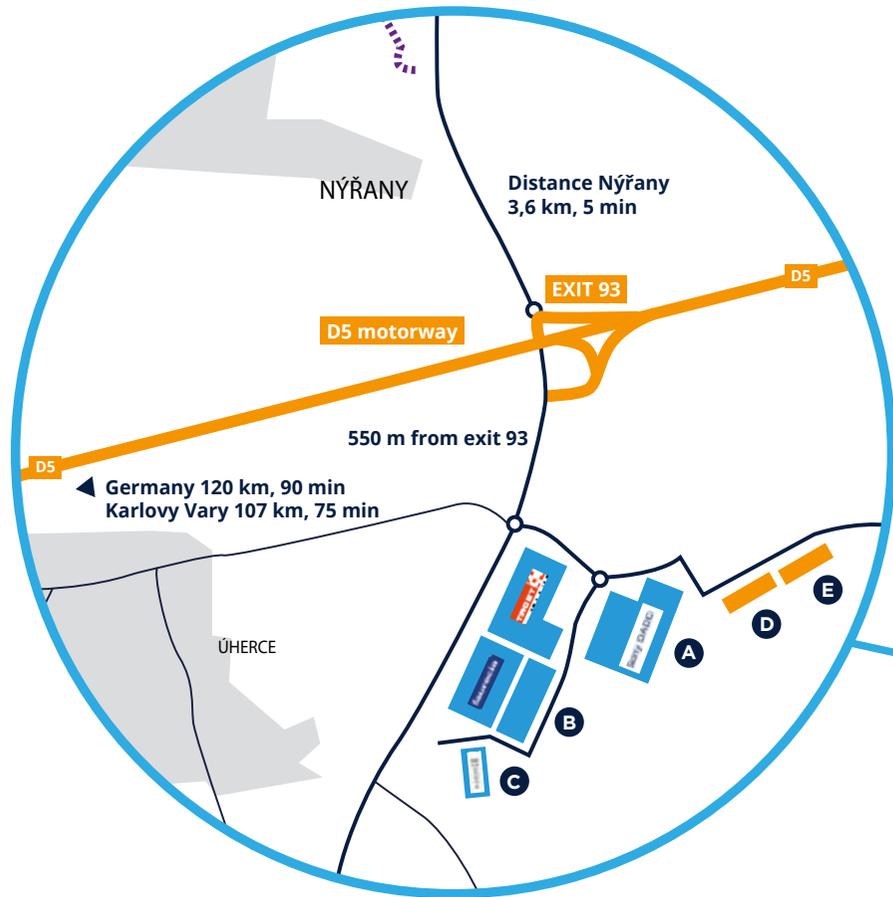
Germany (55 km, 35 min)
Karlovy Vary (107 km, 75 min)

Pilsen (10 km, 11 min)
Prague (90 km, 60 min)



PERFECT ACCESS FROM EXIT 93

GREAT VISIBILITY FROM D5 MOTORWAY



Key distances

- Prague centrum - 90 km / 60 min
- Pilsen - 10 km / 11 min
- Karlovy Vary - 107 km / 75 min
- Germany - 55 km / 35 min

Public Transportation

- Regular train connections from suburb Nýřany
- Shuttle bus organized for tenant's employees



STANDARD TECHNICAL SPECIFICATION

SUPPORTING STRUCTURE

- Pad or pilot foundations, insulated plinth panels up to 30cm above floor
- Prefabricated concrete columns in 12 x 24 m grid or per layout
- Prefabricated concrete or steel roof beams, clear height of 10m

FLOOR

- Fibre reinforced concrete floor, PE membrane, cut joints, 18cm thick, surface treated with hardener
- Load capacity of 50 kN/sqm, 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/sqm for clients installations
- 2% of skylights in warehouse area
- Syphonic drainage system, emergency overflows

FAÇADE

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

DOCKS

- 1x electrically operated 3 x 3.2 m dock for each 1 000 sqm of hall
- Each dock equipped with hydraulic leveller, 60 kN capacity, PE shelter, wheel guides
- 1x electrically operated 3.5 x 4.2 m drive-in gate for each 5 000 sqm 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 T5 lighting (excluding influence of clients installations)
- 1x 630 kVA dry transformer station per each 25 000 sqm of hall

PRODUCTION UPGRADE (OPTIONAL)

- Increased façade and roof insulation
- Heating and ventilation in accordance with code for manufacturing (assembly)
- 300 lux T5 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 220V socket per work place
- Server room with 2 split units and antistatic PVC floor

OUTSIDE AREAS

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

Development concept

Property Disposition

Total Built-up area 28 930 sqm

Building D 15 765 sqm

Building E 7 300 sqm

SUSTAINABILITY TRENDS

LED lighting
BREEAM Very Good certified

WAREHOUSE

Column grid 12 m x 24 m
Min. unit 5 000 sqm
Light intensity in the hall 200 lux
Skylights min 2%
Floor loading 5t/sqm
Large Truck Yards

OFFICE PREMISES

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

