

Park Teplice South has acquired a planning permit and with its 31,520 sq m it will be an industrial space suitable for logistics, e-commerce and production. The industrial park is a revitalized brownfield located in Hostomice and among cities with long-term industrial history - city of Duchcov (6 km), city of Bilina (5 km), city of Teplice (8 km), city of Most (18 km). The park will be situated within revitalized brownfield in Hostomice town. Whole locality has a long-term industrial history created by cities like Teplice, Most, Duchcov or Bilina.

PRAGUE
87 km, 76 min

GERMAN BORDERS
24 km, 26 min
DRESDEN
85 km, 65 min
ÚSTÍ NAD LABEM
28 km, 22 min



LOCATION IS KEY

DEVELOPMENT SPACE

Park Teplice South will offer approx. 31,520 sq m of industrial space suitable for logistic and production activities.

ACCESS

Park is located at the exit and speedway E442.

LOCATION

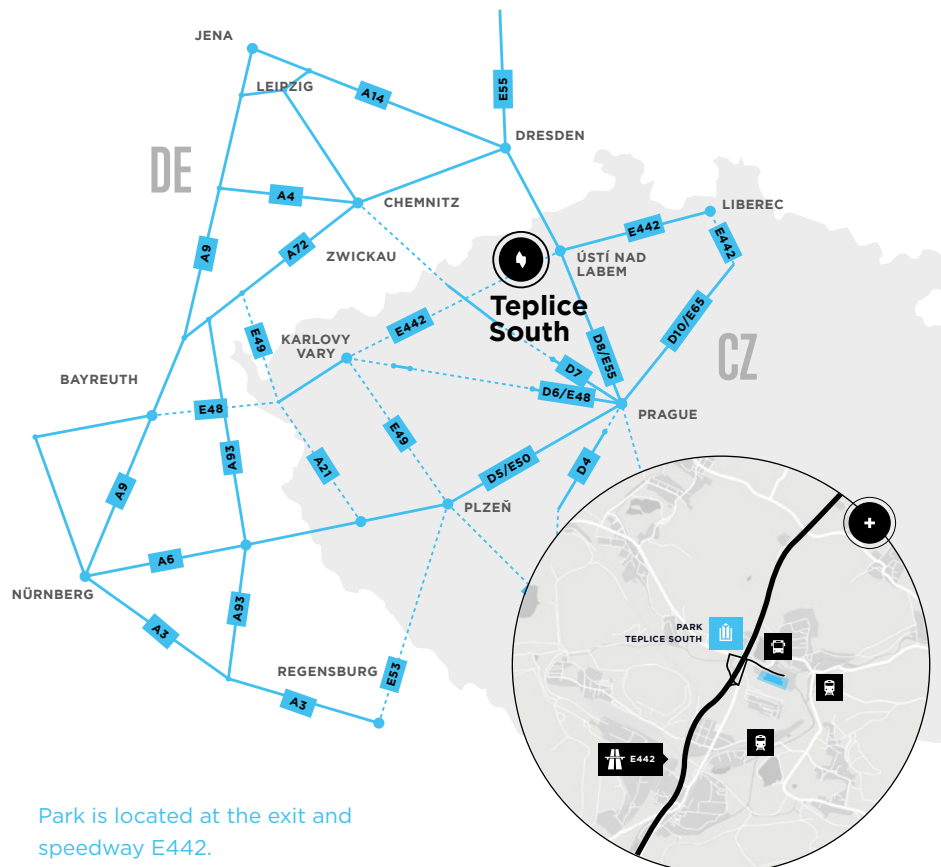
Great connection to Czech highway D8 and German highways (A17, A4, A13 and others) allowing easy access to Prague, and both southern and northern part of Germany.

PUBLIC TRANSPORT

Bus stop is at the entrance of the site with regular connection to Teplice, Bilina and Duchcov. Train station is within regular connection from Bilina to Ústí nad Labem - 15 min walking distance.

WORK FORCE

Sufficient capacity of skilled labour force due to long industrial tradition of locality and higher unemployment rate.



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BUILDING INFORMATION

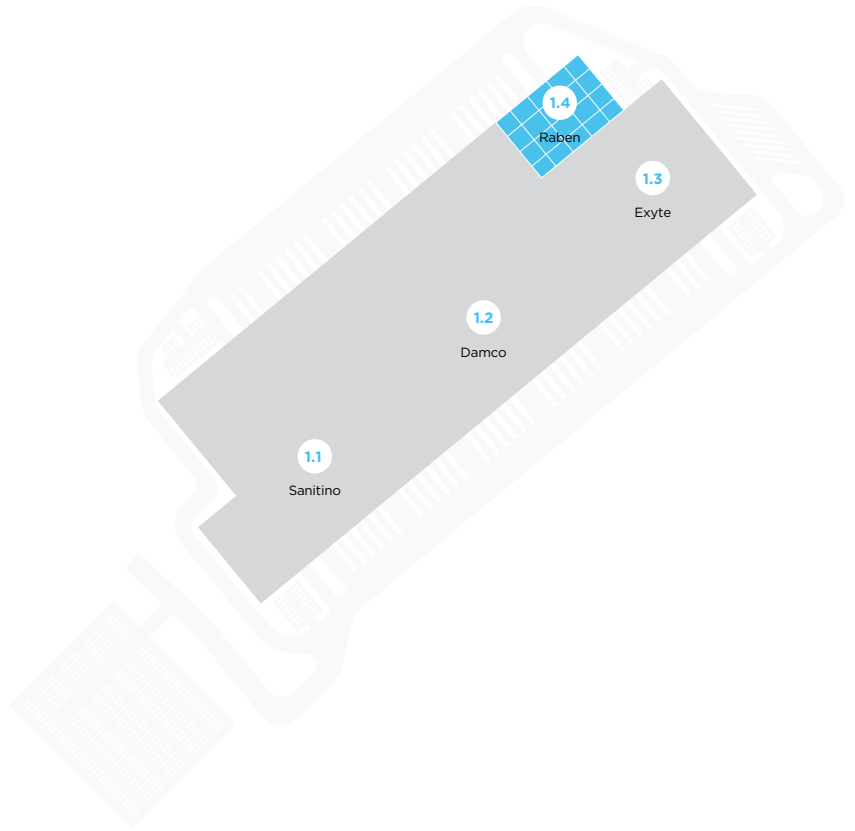
| | |
|---------------------|-------------------|
| Building 1.1 | 9,220 sq m |
| Building 1.2 | 14,546 sq m |
| Building 1.3 | 6,332 sq m |
| Building 1.4 | 2,386 sq m |

WAREHOUSE

Column grid 12 m × 24 m
 Clear height 15 m
 ESFR sprinkler system
 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
 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 × 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.

for warehousing.

furniture and appliance.



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