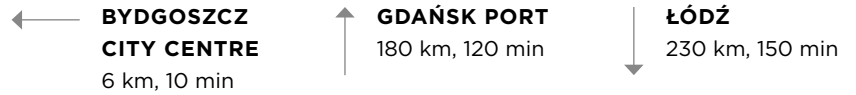


Park Bydgoszcz III offers 44,342 sq m of industrial space suitable for light production, logistic, and e-commerce activities. The Park is part of the Bydgoszcz Industrial and Technology Park, which is one of the largest industrial zones in Poland.



LOCATION IS KEY

INDUTRIAL SPACE

Park Bydgoszcz III offers 44,342 sq m of industrial space suitable for light production, logistic, and e-commerce activities.

ACCESS

Excellent and easy access to S25 expressway (Koszalin-Konin), S10 road (Szczecin-Warsaw) and S5 road (Poznań - Gdańsk). Bydgoszcz is one of the 5 largest railroad-hubs in Poland due to the intersection of the line No 131 (N-S) and line 18 (E-W).

PUBLIC TRANSPORT

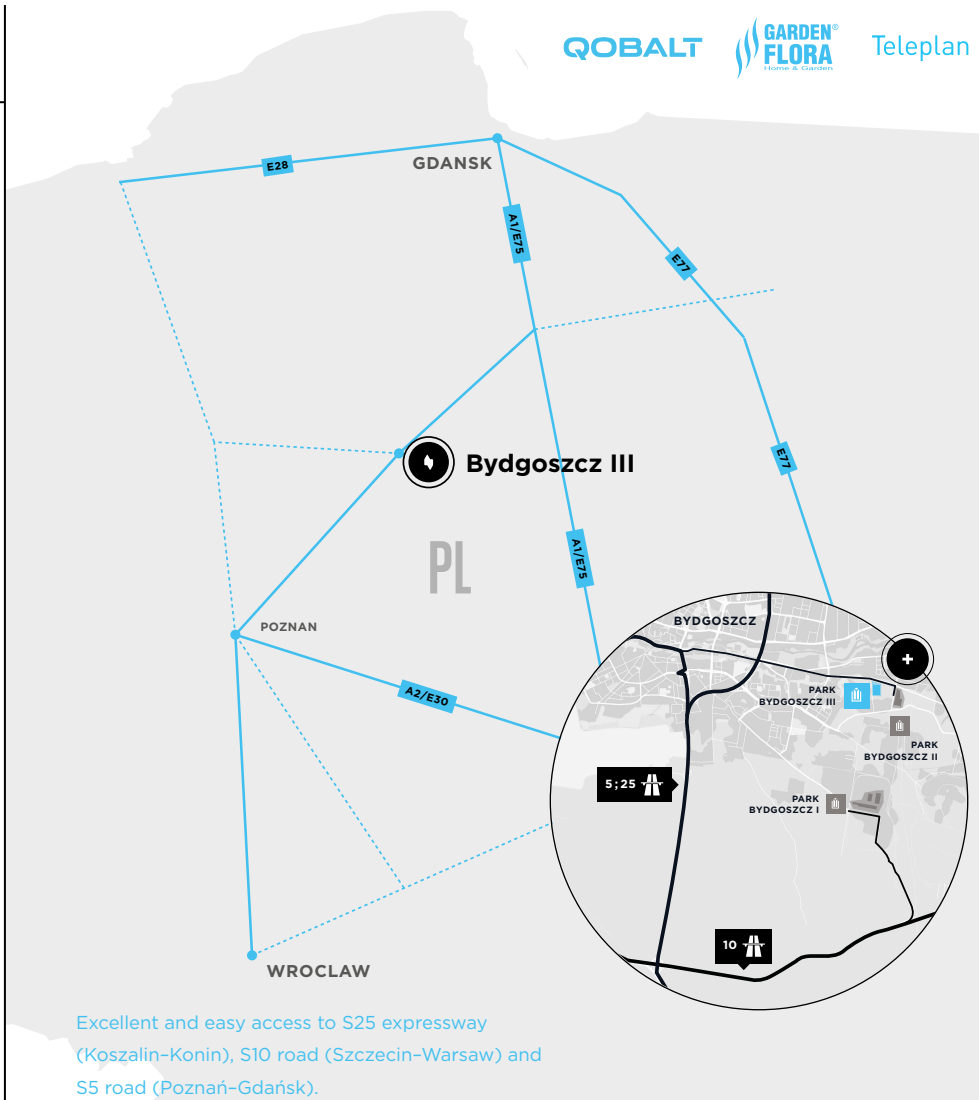
Public transport near the Park ensures easy commuting for employees. A railway station is located 10 km from the Park.

LABOR FORCE

Available resources of qualified personnel with a population of 2 million inhabitants and 16 universities with 45,000 students.

OTHER ADVANTAGES

Bydgoszcz inland port, which is a part of International Water Tract No E70, connecting Antwerp and Lithuania, offers a capacity of 2 mil. tons p.a. transport. There is also a railway station nearby.



Excellent and easy access to S25 expressway (Koszalin-Konin), S10 road (Szczecin-Warsaw) and S5 road (Poznań-Gdańsk).

BUILDING INFORMATION

Building 1.1 37,596 sq m
Building 1.2 6,746 sq m

WAREHOUSE

Column grid standard
Clear height 10 m
ESFR sprinkler system
Light intensity in the hall 150-250 lux
Skylights min 2%
Floor loading 5 t/sq m

OFFICE PREMISES

Clear height 3 m
Light intensity 400-600 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 x 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)

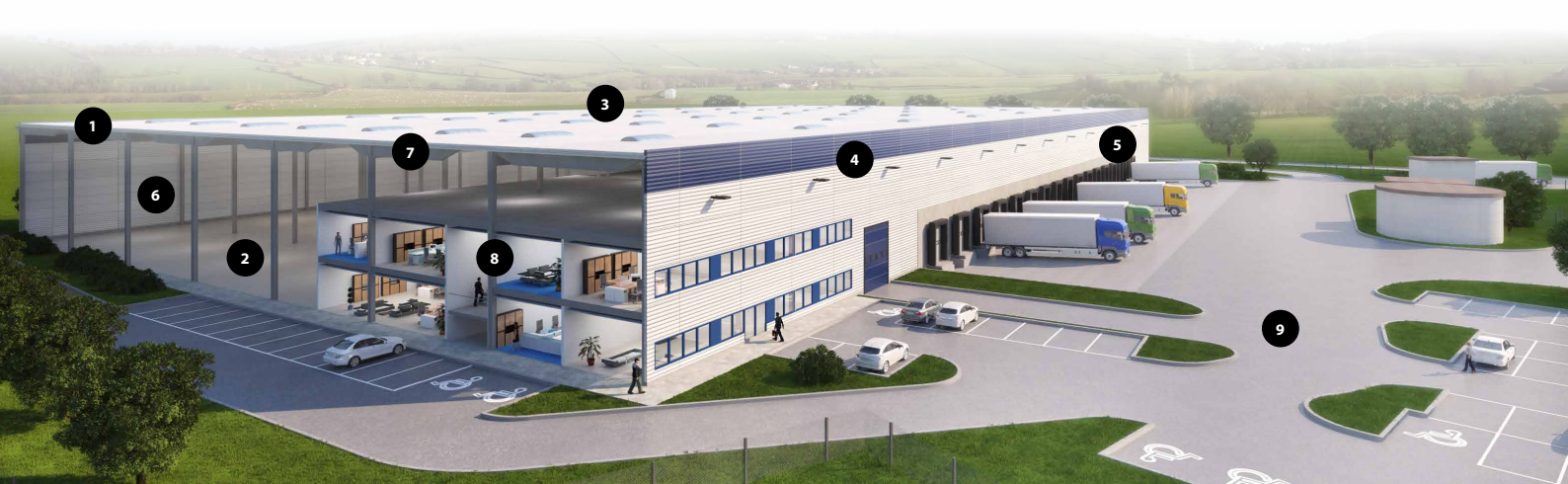
Increased façade and roof insulation.

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.



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