

Business Park Bratislava North II



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BUILDING 3
AVAILABLE
8,592 sq m

BUILDING 2.1
AVAILABLE
3,258 sq m

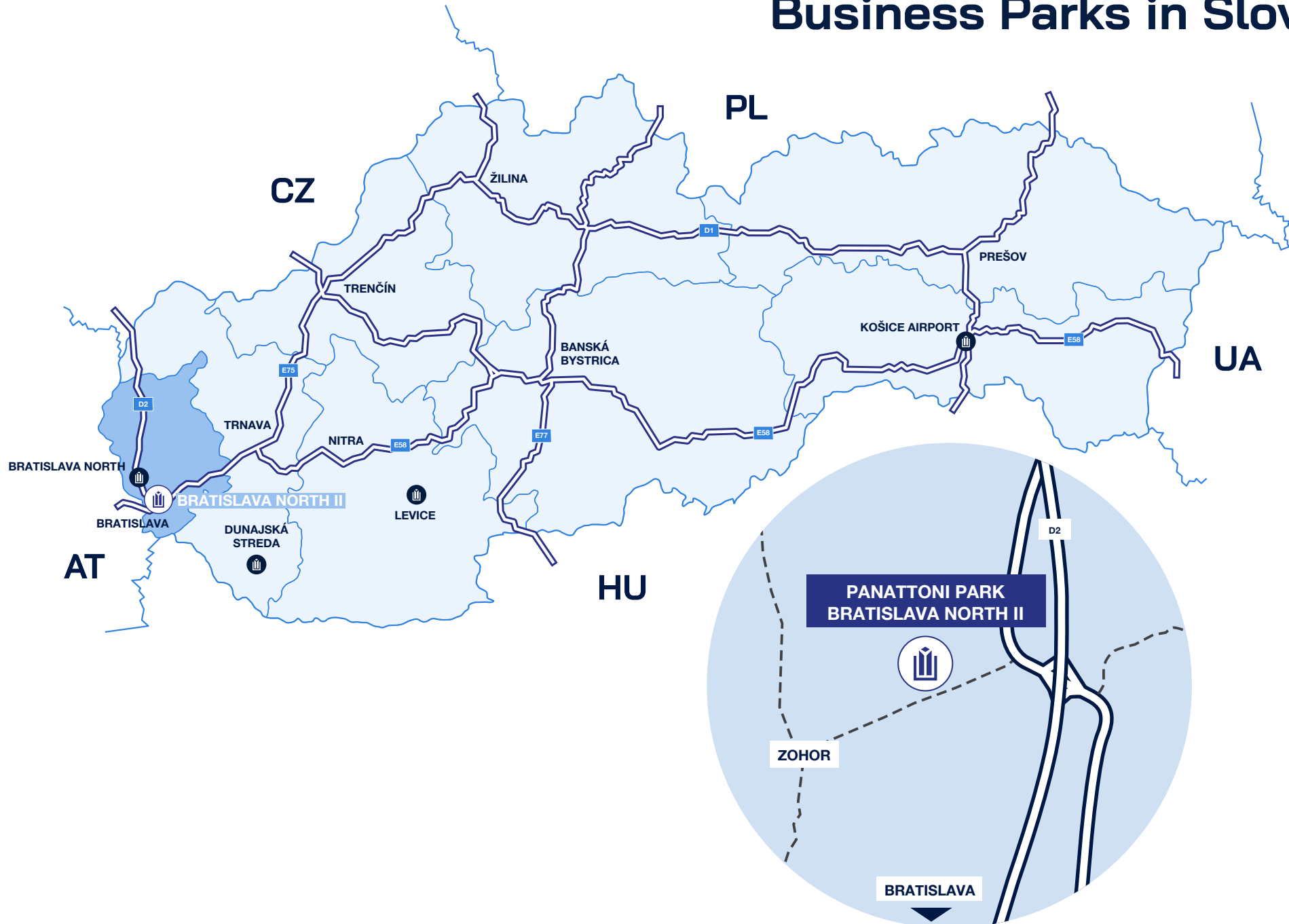
BUILDING 1
AVAILABLE
14,276 sq m

BUILDING 2.2
OCCUPIED
20,165 sq m

BRNO (109 km, 80 min)
OSTRAVA (235 km, 154 min)

VIENNA (87 km, 75 min)
BRATISLAVA CITY CENTRE (25 km, 27 min)
BUDAPEST (221 km, 154 min)

Business Parks in Slovakia



Supporting structure

- Pad or pilot foundations, insulated plinth panels up to 300 mm above floor
- Prefabricated concrete columns in 12 × 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 18202, 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 × 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 × 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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TOTAL BUILT-UP AREA
BUILDING 1
BUILDING 2
BUILDING 3

46,688 sq m
14,276 sq m
23,820 sq m
8,592 sq m

WAREHOUSE

Column grid
Clear height
Floor loading
ESFR sprinkler system
LED lighting

12 m × 24 m
10 or 12 m
5 t/sq m

SUSTAINABILITY TRENDS

BREEAM New Construction level Excellent
Option for heat pumps and photovoltaics

OUR REFERENCES

Business Park Cheb



Location: Cheb, Karlovy Vary Region

Size: 103,000 sq m

Industry: Distribution centre

Year of completion: 2021

Business Park Chomutov North



Location: Jirkov, Ústí Region

Size: 37,000 sq m

Industry: Production

Year of completion: 2023

Business Park Kojetín



Location: Kojetín, Olomouc Region

Size: 187,000 sq m

Industry: E-commerce

Year of completion: 2022

Business Park Stříbro



Location: Ostrov u Stříbra, Pilsen Region

Size: 79,400 sq m

Industry: Production

Year of completion: 2015–2019 (3 phases)



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