

Panattoni  
**Business Park Kladno**





# Panattoni Business Park Kladno

**BUILDING A**  
AVAILABLE  
55,629 sq m

**BUILDING B**  
AVAILABLE  
32,855 sq m

**BUILDING D**  
AVAILABLE  
10,023 sq m

**BUILDING C**  
AVAILABLE  
25,235 sq m

PRŮMYŠLOVÁ

Site suitable for big-box warehousing, energy and water intensive production (e.g. semiconductors), or datacenters.



**Height:** 30 m



**Industrial water:** 80 l/s



**Electricity:** 30 MW



**Building permits issued, ground works prepared**

**KARLOVY VARY** (100 km, 75 min)

**PILSEN** (90 km, 75 min)

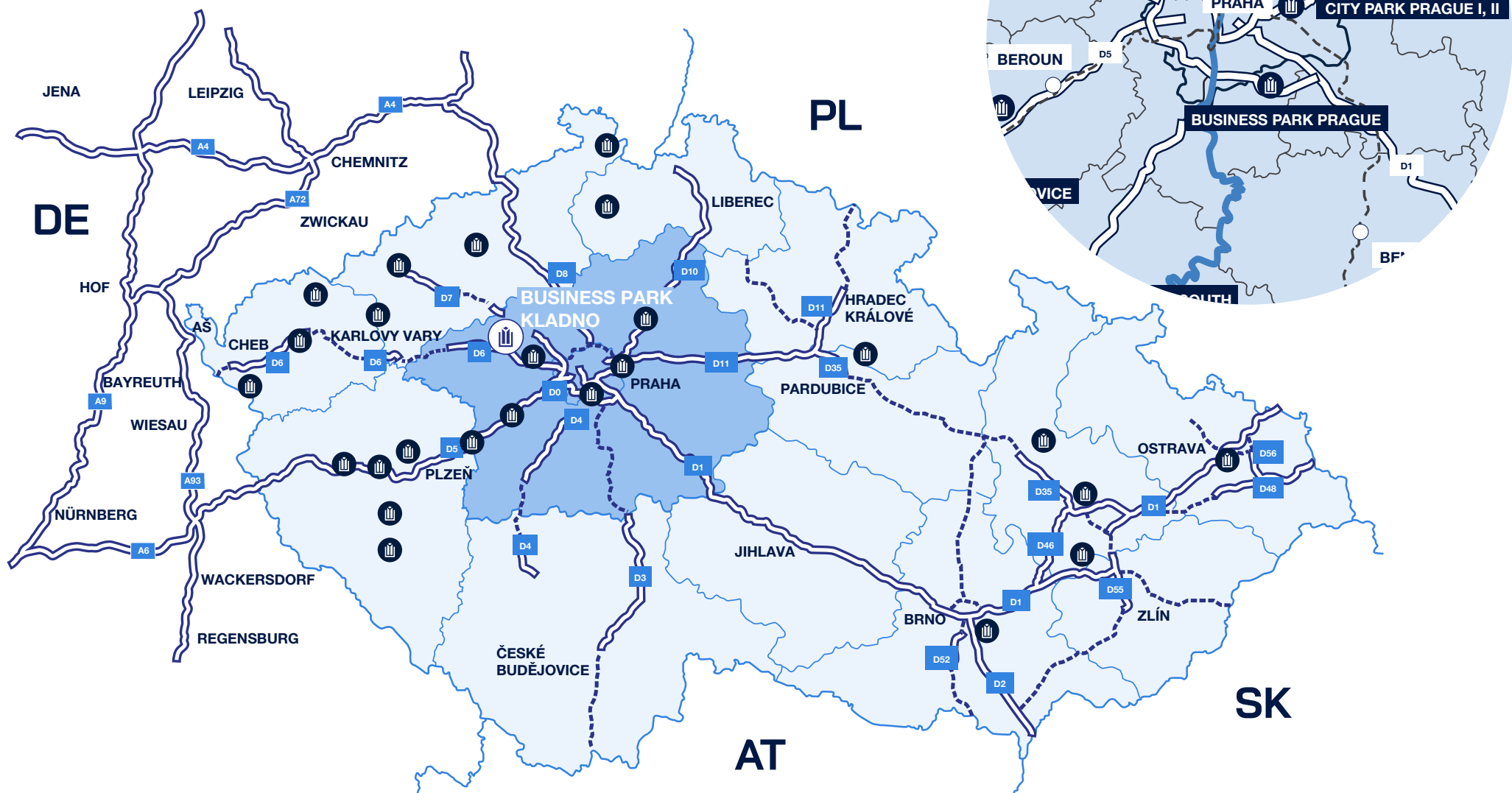
**GERMANY** (87 km, 60 min)

**USTÍ NAD LABEM** (82 km, 60 min)

**PRAGUE** (22 km, 20 min)



# Panattoni Parks in Czech Republic





## 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 1822, 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

- 1× 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
- 1× 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)
- 1× 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, 2× 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

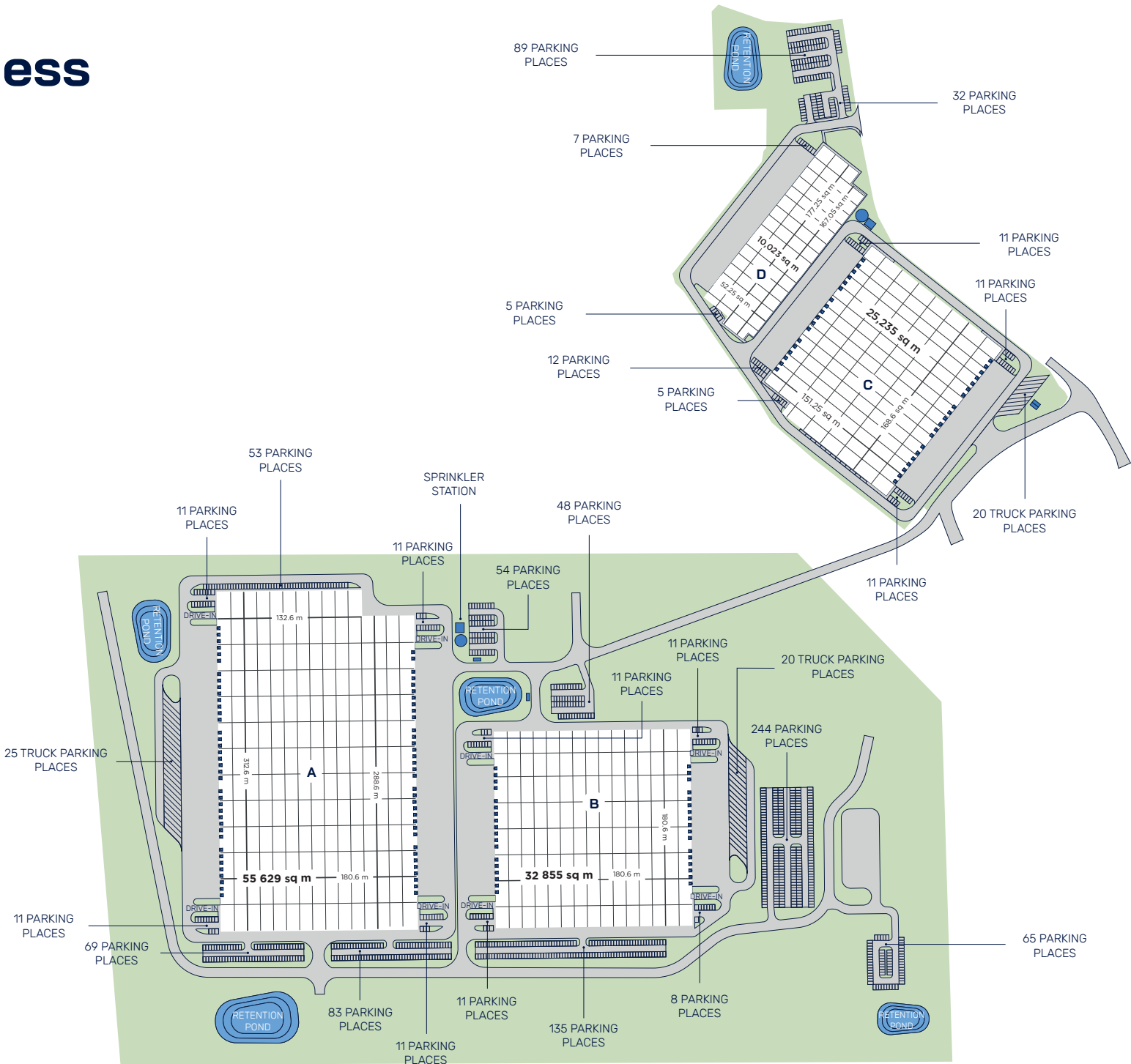


# Panattoni Business Park Kladno

TOTAL BUILT-UP AREA	123,742 sq m
BUILDING A	55,629 sq m
BUILDING B	32,855 sq m
BUILDING C	25,235 sq m
BUILDING D	10,023 sq m

WAREHOUSE	
Column grid	12 m × 24 m
Clear height	Up to 12.5 m
Floor loading	5 t/sq m
ESFR sprinkler system	
LED lighting	

SUSTAINABILITY TRENDS	
BREEAM New Construction level Excellent	
Option for heat pumps and photovoltaics	



## OUR REFERENCES

Panattoni Park Cheb



**Location:** Cheb, Karlovy Vary Region

**Size:** 103,000 sq m

**Industry:** Distribution centre

**Year of completion:** 2021

Panattoni Park Chomutov North



**Location:** Jirkov, Ústí Region

**Size:** 37,000 sq m

**Industry:** Production

**Year of completion:** 2023

Panattoni Park Kojetín



**Location:** Kojetín, Olomouc Region

**Size:** 187,000 sq m

**Industry:** E-commerce

**Year of completion:** 2022

Panattoni Park Stříbro



**Location:** Ostrov u Stříbra, Pilsen Region

**Size:** 79,400 sq m

**Industry:** Production

**Year of completion:** 2015–2019 (3 phases)



**PANATTONI CZECH REPUBLIC DEVELOPMENT**

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