

WSEZ HALL Chocicza Mała in Września



We can offer you production and warehouse function modules A, B, C & D with an office and social function for rent in a newly built hall in Września. Usable production space: 5238,47m² and administrative and social area: 826,56m². Below you will find full information about the hall and available utilities, including information on transport connections.

The main facility (hall) has got a production and warehouse function. An office and social function, with sanitary facilities is covered by two integrated two-storey buildings.

Total internal space of the facility:	6172.83 m²
number of above-ground floors of the production and warehouse part	1
number of overground storeys of the administration and social-services part	2
number of underground storeys	0
height of the hall to reinforced concrete girders	8,56 m
height of the warehouse part building	10,22 m (low – N)
height of the administration, staff and services part building	9,39 m (low – N)
height of the gatehouse building	4,02 m (low – N)

The rental 28 PLN/sqm - the price includes the costs of maintaining the internal and external common areas and 4/5 parking spaces for 1 module.

More personal parking spaces can be ordered for a fee of PLN 100 net/month.

Additionally, each tenant pays charges resulting from the utility meter readings.

Modules for production and warehouse purposes with areas:

- Module A – with an area:
 - 115.76 m² ground floor + 117.69 m² first floor (administrative and social part)
 - 1750.55 m² (production and warehouse part)

- Module B – with an area:
 - 89.57 m² ground floor + 90.26 m² first floor (administrative and social part)
 - 866.90 m² (production and warehouse part)
 - Module C – with an area:
 - 89.57 m² ground floor + 90.28 m² first floor (administrative and social part)
 - 867.04 m² (production and warehouse part)
 - Module D – with an area:
 - 115.76 m² ground floor + 117.69 m² first floor (administrative and social part)
 - 1753.98 m² (production and warehouse part)
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HALLS: *length: 109.06 m x width: 49.06 m*

- Hall structure: reinforced concrete,
- Walls: sandwich panels with a mineral wool core,
- Roof: trapezoidal sheet + mineral wool + membrane,
- Industrial hall floor, surface hardened, minimum thickness 18 cm, with a load capacity of 50 kN /m² with an evenly distributed load and 150 kN with a point load of 150 x 350 mm.
- For fire zone No. 1, including production and storage modules A, B, C, D, it is assumed PM categories with fire load density 1000MJ/m²<Qd≤2000MJ/m²; partially administrative and social classified into the ZL category - fire load density no is calculated.
- Column grid 12 m x 24 m

GATES:

- Module A i D - External sectional gates with dimensions of 450x500, dock gates with dimensions of 300x300 cm,
- Module B i C - External sectional gates with dimensions of 450x500.

OFFICES: *length of 1 office building: 27.63 m x width: 10.24 m*

- Walls in masonry technology on ordinary mortar,
- Thermal insulation made of mineral wool,
- Plasterboard internal walls,
- Reinforced concrete channel ceilings,
- Door and window joinery – aluminum.

Installations (each module has individual media metering):

- Heating: hall - using rooftop devices with a gas heater, rotary heat exchanger and swirl diffuser, mounted on the roof on a base roof. Office rooms – central heating,
- Mechanical ventilation - air handling units located on the roof,
- Air conditioning - offices and server room,
- LED interior lighting,
- Electric power supply in modules,
- Outdoor lighting: on the facade + lighting poles,
- Installation for charging battery trucks - 2 stands per module,
- Teletechnical installation,
- Water and sewage,
- Fire-fighting: internal hydrants + open fire-fighting tank + fire alarm system (SAP),

- Roof drainage,
- Access control system,
- Photovoltaic installation - 50 kW.

Utilities:

Electricity: 1000 kW - contracted power.
Gas: 94 m³/h - connection power. 2 256 m³/24h; 80,000 m³/year
Water: 3 m³/24h. Fire purposes: the steel tank 350 m³ – 10 l/s
Sewage: Newly built network - waiting for conditions.
Rainwater: retention tank

Transport links:

Nearest international airport: Poznań: 50 km
Nearest express Road: Highway A2: 1.5 km
Nearest province capital: Poznań: 50 km

Visualization:

Link to the WSSE INVEST-PARK website with the hall visualization:

<https://hale.invest-park.com.pl/>







Ground floor plan- exemplary

