



WSEZ HALL IN BRZEG



We can offer you production and warehouse function modules B, C+D with an office and social function for rent in a newly built hall in Brzeg. Usable production space: 3445.77m2 and administrative and social area: 672.95m2. 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:	6119.12 m ²
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	8,52 m
height of the warehouse part building	10,10 m (low – N)
height of the administration, staff and services part building	9,20 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: in the process of lease negotiations
 - 129.18 m2 ground floor + 131.41 m2 first floor (administrative and social part)
 - 1739.69 m2 (production and warehouse part)
- Module B with an area:
 - 102.21 m2 ground floor + 104.02 m2 first floor (administrative and social part)

- 853.04 m2 (production and warehouse part)
- Module C with an area:
 - 102.21 m2 ground floor + 104.02 m2 first floor (administrative and social part)
 - 853.04 m2 (production and warehouse part)
- Module D with an area:
 - 129.12 m2 ground floor + 131.37 m2 first floor (administrative and social part)
 - 1739.69 m2 (production and warehouse part)

HALLS: length: 108.90 m x width: 48.90 m

- Hall structure: reinforced concrete,
- Walls: sandwich panels with a mineral wool core,
- Roof: trapezoidal sheet + mineral wool + membrane,
- Floor of the industrial hall, jointless floor made of concrete C25/30 with surface hardening reinforced with dispersed fiber type 0.70x50 in the amount of 20 kg/m3, min. thickness 18 cm, with a load capacity of 50kN/m2 under uniformly distributed load and 75 kN under 150x150mm point load, footing spacing 1100x200x1100,
- For fire zone No. 1, which includes production and storage modules A,B,C,D, the PM category is assumed with a fire load density of 1000MJ/m2<Qd≤2000MJ/m2; in the administrative and social part classified as ZL category the fire load density is not calculated.
- Elements of the structure meet the following fire resistance

The main load-bearing structure of the hall - R60

Roof structure - R30

Structure of the office building - R60/120

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: 27.58 m x width: 10.14 m*

- Walls in masonry technology on ordinary mortar,
- Thermal insulation made of mineral wool,
- Interior walls G-K gr. 125 mm double boarded
- Reinforced concrete channel ceilings,
- External door and window joinery aluminum,
- Internal door carpentry doors with panel construction.

Installations (each module has individual media metering):

- Heating: hall by means of Rooftop units with gas heater, rotary exchanger and vortex ventilator, mounted on the roof on a base roof. In addition, destirifiers - air "mixing" devices are suspended from the ceiling. Office premises ground floor and first floor - 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,
- External lighting: on the facade + lighting poles,
- Installation for charging battery trucks 2 stands per module,

- Teletechnical installation,
- Water and sewage system,
- Fire-fighting: internal hydrants + open fire-fighting tank + fire alarm system (SAP),
- Roof drainage,
- Access control system,
- External monitoring of the facility,
- Photovoltaic installation 50 kW.

Utilities:

Electricity: 1000 kW - contracted power.

Gas: 60 m3/h - connection power. Connection power to the pipeline projected along

Małujowicka Street with a length of about 1,000 meters in the eastern direction.

1,440 m3/24h; 80,000 m3/year

Water: 15 m3/24h. Fire purposes: the steel tank 350 m3 – 10 l/s

Sewage: 15 m3/24h **Rainwater:** retention tank

Transport links:

Nearest international airport: Wrocław: 68 km
Nearest express Road: Highway A4: 14 km
Nearest province capital: Opole: 46 km

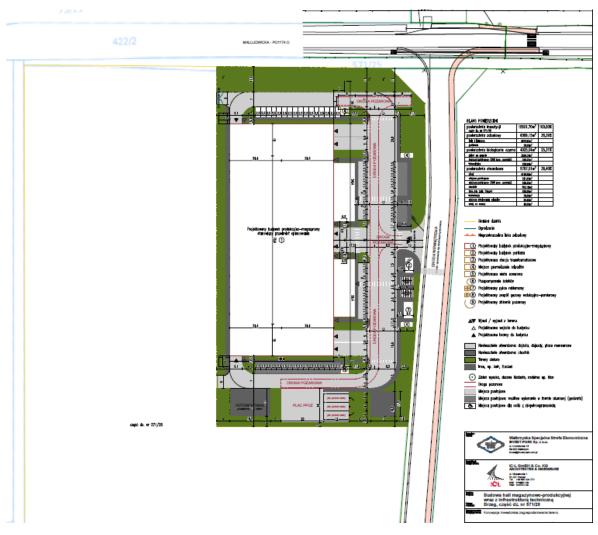
Within a 20-minute radius are free economic subzones of Walbrzych Special Economic Zone in Skarbimierz, where are production companies such as Mondelez Europe Services GmbH, Hydro-Instal, Nerli Gruppen-Powder Coating, Mitsui Figh Tec, Aquila Brzeg, Gpi Poland, TOP Packaging.

Visualization:

Link to the WSSE INVEST-PARK website with the hall visualization: https://hale.invest-park.com.pl/











Ground floor plan- exemplary

