



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 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	8,52 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 $Q_d \leq 2000 \text{ MJ/m}^2$; 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, destrifiers - 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 m ³ /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 m ³ /24h; 80,000 m ³ /year
Water:	15 m ³ /24h. Fire purposes: the steel tank 350 m ³ – 10 l/s
Sewage:	15 m ³ /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

