UDI GROUP

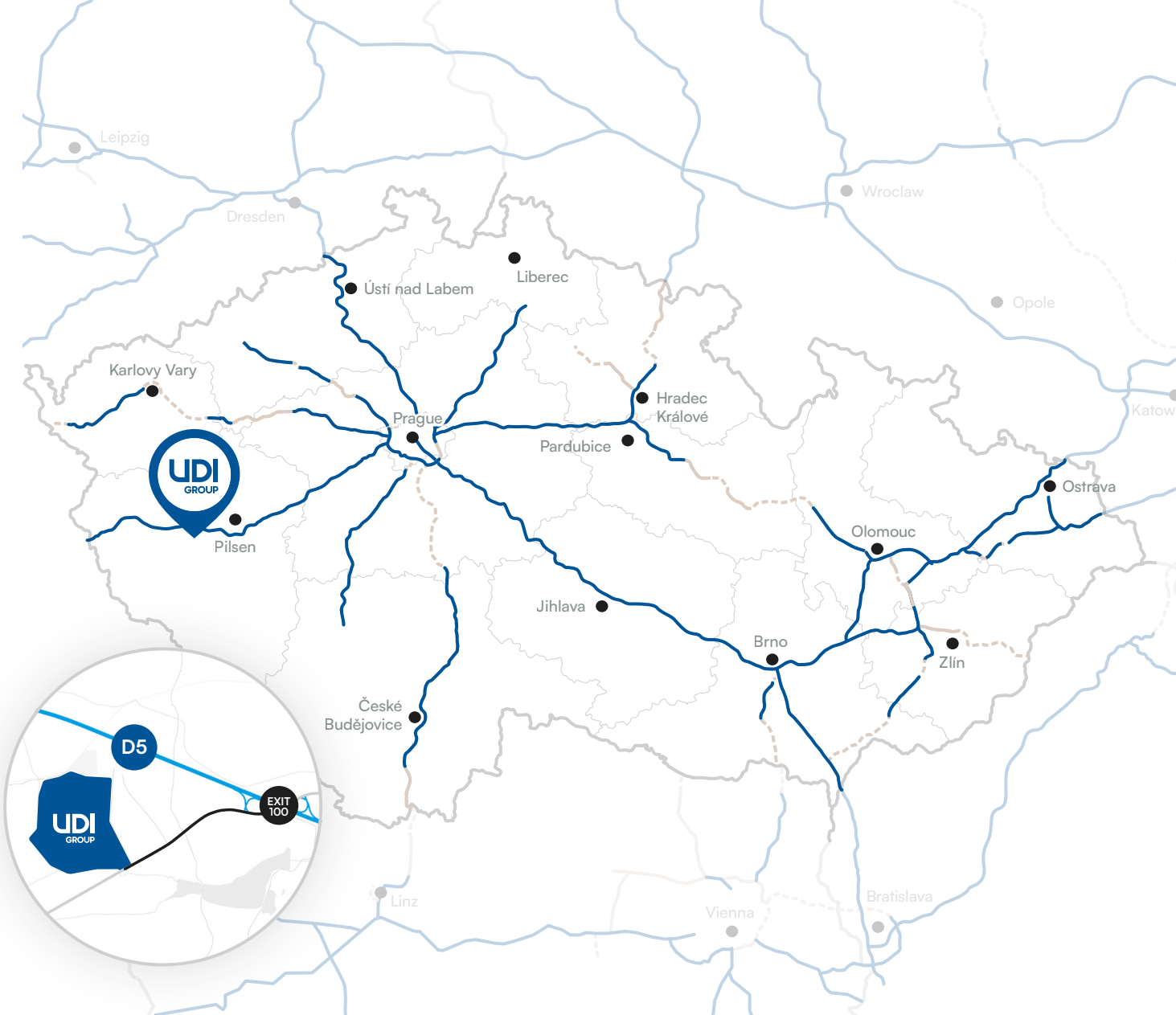
UDI Park
D5 Přehýšov

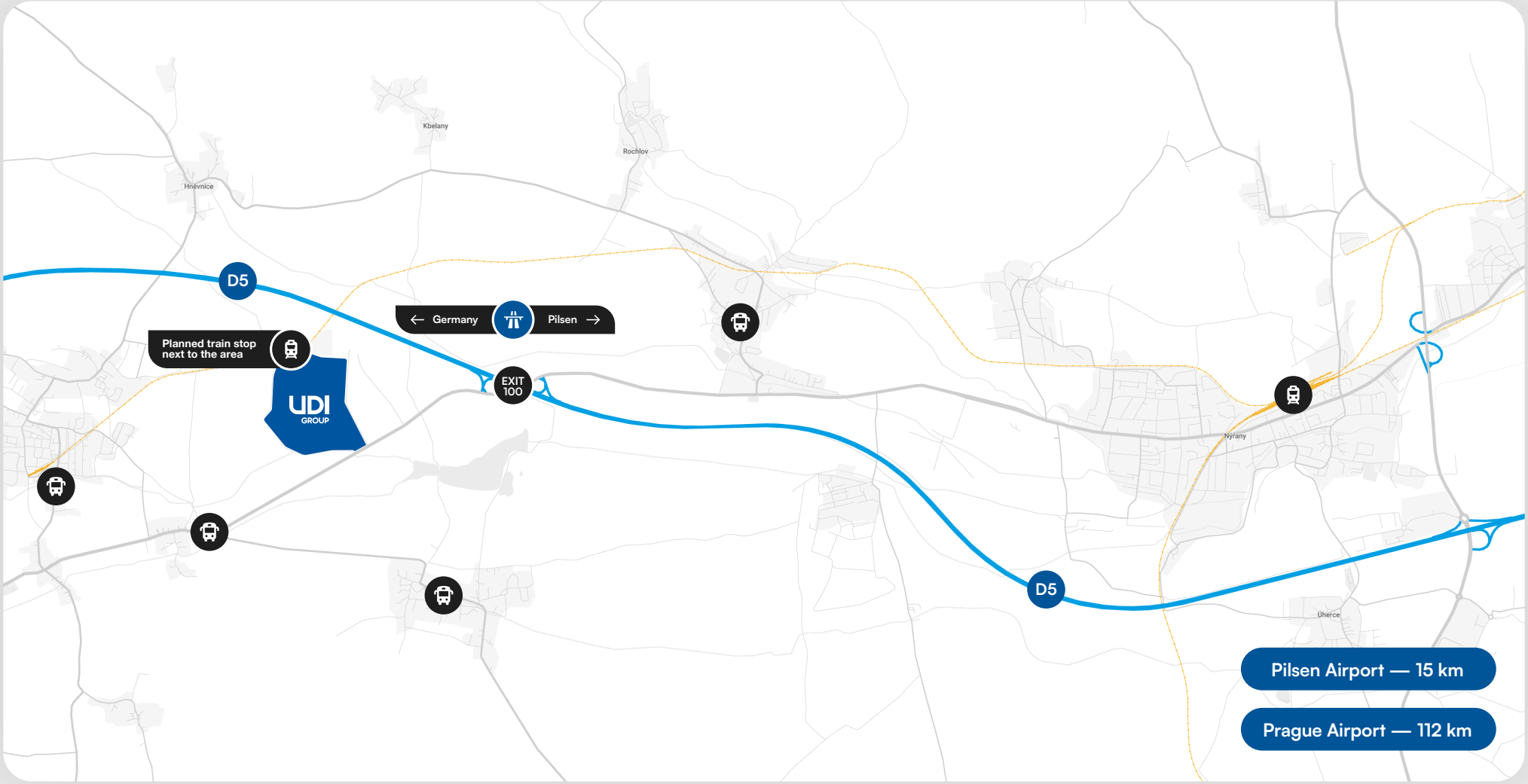
D5	15 km	100 m	1 km	4 km	4 min

Location

The UDI Park D5 Přehýšov is located in close proximity to the D5 highway at exit 100, near the village of Přehýšov. This industrial park is well visible and accessible for both passenger cars and trucks. Pilsen, with more than 169,000 inhabitants, many secondary schools and two universities, offers a highly qualified workforce. The West Bohemian region is home to many manufacturing and logistics companies.

Pilsen	D5	17 km
Rozvadov (border)	D5	52 km
Cheb	D5	90 km
Prague (airport)	D5	112 km
Dresden	D8	257 km
Munich	D5	271 km
Bratislava	D1	445 km
Vienna	D1	449 km
Warsaw	D10	788 km




Kbelany
Rochlov
Hněvnice
D5
Planned train stop
next to the area
UDI
GROUP
← Germany
Pilsen →
EXIT
100
Nýrany
D5
Úherce
Pilsen Airport — 15 km
Prague Airport — 112 km

About the project

The logistics centre in an industrial zone near Přehýšov is another development project by UDI Group. The modern complex will consist of 3 halls with 130,000 m² of warehouse / light manufacturing and office space. It is located adjacent to the Prague—Rozvadov highway, 15 km west of Plzeň and 100 km from Prague. The location has direct connection to the railway line to Pilsen and Heřmanova Huť.

The location provides excellent connection between the D1, D8, D10 highways and the European highway network in Germany, Poland, Austria and Slovakia.

Basic description of the halls

Clear height of the halls	min. 12 m
Floor loading	min. 70 kN/m²
Electrical power capacity on the site each hall has 1.2 MW available from its substation	up to 6.4 MW

ESFR sprinklers

Gas radiant heating panels

LED lighting

Air conditioning

CCTV system

Structured cabling

Possibility of the usage of the halls

Logistics

Storage

Light industry

Office / social and technical

Possibility to install rooftop photovoltaic panels
(up to 4.5 MWp per hall)

Tailor-made solutions

Turnkey delivery with possible adaptation of the internal layout to meet the tenant's requirements. The building permit for all 3 halls was issued in 2021. Division of the halls possible as needed by the tenant.

Hall B1

executed as shell and core, including floors, without administrative areas built in, completion of construction works as per the tenant's requirements possible within 4 to 6 months.

Hall B2

construction may commence as per the tenant's requirements.

Hall B3

the shell of the hall, including the foundation, is already executed, completion of construction works as per the tenant's requirements possible within 7 months.

BREEAM Very Good certification
(recertification to BREEAM Excellent possible)

Industrial floor — unique in Czechia

The halls are designed with smooth, large-format concrete slabs with hardening, which facilitates smooth operation and maintenance — large expansion units of up to 36x48 m are used, minimizing the number of expansion joints, which tend to be problem areas in standard halls when trucks pass over them, during cleaning, etc.

Due to special admixtures and technological procedures during execution, the gaps of the expansion joints were minimized up to 3 mm, which is significantly less than on conventional floors, where the gaps are even greater than 1 cm. The floors, we build, have increased flexibility for rack placement and improve the operation of forklifts and floor cleaning.

The floor loading is 7 t (and locally up to 10 tons). Our halls are the first in the Czech Republic to use such technology.

Situation

Total site area	272,000 m²
Lettable area	ca. 130,000 m²
Of which administrative area	per tenant's requirements
Hall B1	50,109 m²
Hall B2	50,109 m²
Hall B3	29,620 m²

Sustainability

* Breeam Very Good certification (with the possibility of Breeam Excellent)
* Retention tanks to contain rainwater
* Rainwater for sanitaries and irrigation
* Waste water treatmant plant
* Preparation for rooftop photovoltaic panels (up to 4.5 MW per hall)

Superstructure

* Reinforced precast concrete structure with 12x24 m grid
* Thermally insulated precast concrete perimeter plinth for increased durability
* Minimum clear height in the hall 12 m
* Precast built-in parts

Built-in office parts

* 3 stores for offices, locker rooms, toilets, technical rooms, etc. (possibility of adaption)
* Aluminium entrance doors and windows
* Air conditioning and mechanical ventilation
* Mineral fibre suspended ceilings

Roof

* Combined roof insulation 23 cm thick (2x 30 mm mineral wool + 2x EPS 150 in thickness 80 and 90 mm)
* PVC membrane 1.8 mm, suitable for PV
* Siphonic roof drainage
* Roof skylights for natural lighting (min. 1.9 % of the area)

Loading docks

* Loading docks incl. adjustable dock levellers with shelters
* Guide rails and bumpers to prevent damage to the dock
* Drive-in ramps

Paved areas

* Sized for trucks 16.5 m long
* Asphalt roads
* Concrete handling areas
* Parking spaces for trucks and cars (concrete pavement)
* Green areas and trees

Floors

* Steel-fibre reinforced concrete slabs 20 cm with the load capacity of up to 95 kN/m^2
* 36x48 m grid with sin. expansion joints
* Point load up to 80 kN (on baseplate size 15x15 cm)
* Forklift load capacity 70 kN

Installations

* Gas radiant heaters in the hall
* Central heating with radiators and air conditioning in the office built-ins
* Ceiling sprinklers, preparation for in-rack sprinklers
* Energy-saving LED lightning, BMS
* CCTV system, structured cabling

Facades

* Sandwich panels with mineral wool 20 cm (U=0.19 W/m^2.K)
* Insulated precast concrete facade panels at the loading docks.
* Aluminium windows with triple glazing (U=1.0 W/m2.K)

The illustration in the picture is indicative. The design itself is determined by the design documentation.

Contact

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