

Sale: Warehouse with offices in Turčianske Teplice

ID 11579070



Region:	Žilinský kraj
District:	Turčianske Teplice
Town:	Turčianske Teplice
Category:	Commercial objects
Property type:	storage
Floor area:	900 m ²
Built-up area:	1087 m ²
Plot area:	1650 m ²
Price:	0,00 €

Warehouse with offices in industrial area in Turčianske Teplice.

- plot: 1 650 sqm
- built-up area: 1 087 sqm

LOGISTICS CONNECTION

- the expressway from Martin to Turčianske Teplice (approx. 20 km) has been completely reconstructed - a very fast connection to the **D1 highway** to Martin
- after the completion of the Dubná Skala motorway tunnel, the connection will be even more efficient
- connection to the **R1 speedway**
- 37 km towards Banská Bystrica (direction Šahy / Hungary)
- 40 km towards Žiar nad Hronom (direction Bratislava, Trnava, Nitra)

DESCRIPTION

- a single-storey sandwich hall 720 sqm, the administrative part 190 sqm, the ramp 177 sqm

1/ Warehouse part

- 60 m long, 12 m wide and 6 m clear height
- without internal supporting structures and is accessible via a ramp
- cast polished concrete floor
- 400 V electrical wiring
- LED lighting
- fire detectors
- alarm
- the building is not heated

There is sufficient additional **parking and handling area** near the hall, established by the INREM easement.

2/ Administrative part

- 6 offices, kitchenette, break room
- social facilities with bathroom
- technical room with heat pump and backup pellet boiler
- corridor with storage area connected by certified fire doors

NETWORKS

- Electricity, circuit breaker size: 80A
- drinking water supply is provided by Turčianska vodárenská spoločnosť, a.s. Martin, own water shaft, sewage is solved within the premises

TECHNICAL CONDITION

- a comprehensive reconstruction of the above-mentioned premises took place in 2020/2021
- the entire electrical installation together with the distribution box was replaced and modern energy-saving LED lighting was installed in accordance with applicable standards - new lightning rods were installed throughout the building

A **roofed loading ramp** has been built along the entire warehouse (**height 1.25m / width 2.4m / length approx. 80m**). The warehouse is accessed via **4 separately electrically controlled sectional doors**. The rear part of the warehouse is connected to an outgoing inclined ramp for forklifts. The heating system has undergone a comprehensive renovation in 2021 - copper radiators in all rooms. The main heat source is a heat pump, and a pellet boiler serves as a backup source. Given the location of the hall - its orientation to the south - with all-day sunlight, there is a possibility, due to the separate electricity point, to install solar panels on the roof if required.

Heated:	yes	Condition:	reconstructed
Construction:	mixed	Access road:	asphalt
Water supply:	on the plot	230V:	yes
400V:	yes	Umiestnenie Plyn:	unknown
Umiestnenie kanalizácie:	on the plot	sewage treatment plant:	none
septic:	none	Grease separator:	none
Ramp:	yes	Hydraulic ramp:	none
Crane:	none	Cargo Lift:	none
Phone:	yes	Internet:	yes
CCTV:	none	Alarm:	yes
Security service:	none		



