

COMMERCIAL ESTATE IN ŠEBESTĚNICE

Kutná Hora District

An extensive commercial estate with a total area of **58,976 m²**, occupying a self-contained location with no immediate neighbours. The property comprises substantial land, several refurbished buildings, two large-capacity industrial halls, and above-standard technical, energy and security infrastructure.

The estate is particularly suitable for **manufacturing, storage, agricultural operations, logistics, energy projects, or technologically and operationally demanding business uses**.

Key information

- total estate area: **58,976 m²**
- **maximum site coverage of the developable land: up to 40%; including the existing buildings and hardstanding areas, this equates to approximately 15,000 m² in total (to be verified against the current local development plan)**
- self-contained estate with no immediate neighbours
- substantial scope for further construction and development
- the entire estate is enclosed by a 2.5-metre-high concrete perimeter fence
- part of the perimeter fence is topped with barbed wire
- the estate is divided into several separate zones by internal concrete fencing
- individual zones are separated by electrically operated sliding gates

Water sources

The estate benefits from its own high-capacity water sources:

- 1 well
- 7 deep boreholes
- approximate borehole diameter: 220 mm
- approximate borehole depth: 50–60 metres

The ample water capacity is a significant advantage for agricultural, manufacturing and technology-based uses. The estimated total water yield is approximately **80 m³ per 24 hours**.

Electricity supply and energy infrastructure

The estate has five electricity meters serving several separate supply points, together with above-standard energy infrastructure:

- main fuse ratings for the individual supply points:

- one meter at 3 × 32 A
- two meters at 3 × 63 A
- two meters at 3 × 80 A
- **35 kWp** photovoltaic system
- battery storage system
- **3 kW** UPS backup power supply, capable of providing backup power for up to **24 hours** at an appropriate load
- **200 kW** standby diesel generator

The combination of the photovoltaic system, battery storage, UPS and diesel generator increases the estate's operational self-sufficiency and helps maintain key technologies in the event of a mains power failure.

The energy infrastructure is a major advantage for operations with higher electricity demand or a need for continuity of supply.

Wastewater

Wastewater is handled by holding tanks with approximate capacities of:

- 30 m³
- 25 m³
- 10 m³

The tanks have a combined capacity of approximately **65 m³**.

Buildings and structures within the estate

Building No. 1 – refurbished main building

- building footprint: **703 m²**
- approximate configuration: 1.25 storeys
- the building also includes a covered terrace
- building refurbished
- part of the building is equipped with an air-handling system
- **LPG storage tanks with a total capacity of 7 m³** are located adjacent to the building

Building No. 2 – refurbished warehouse

- building footprint: **126 m²**
- building refurbished
- building equipped with an air-handling system

Building No. 3 – refurbished warehouse

- building footprint: **100 m²**
- building refurbished
- building equipped with an air-handling system

Building No. 4 – Hall 1

- building footprint: **821 m²**
- new roof
- electricity connected to the building

Building No. 5 – Hall 2

- building footprint: **1,167 m²**
- new power-floated concrete floor
- new roof
- three new electrically operated sectional overhead doors
- new or refurbished electrical installation
- welfare facilities
- two insulated timber-built internal units

The combined footprint of the buildings listed above is approximately **2,917 m²**, excluding the covered terrace adjoining Building No. 1.

Estate security

The estate benefits from a multi-layered security system:

- the entire estate is enclosed by a concrete perimeter fence
- part of the perimeter fence is topped with barbed wire
- CCTV system installed
- perimeter intrusion protection is installed around Buildings No. 2 and No. 3
- the estate is divided into several separate zones
- individual parts of the estate are separated by internal concrete fencing
- access points between the individual zones are fitted with electrically operated sliding gates

The estate's layout allows individual operations, storage areas or lettable zones to be separated, with access and security controlled independently.

Key advantages of the estate

- extensive site of almost **5.9 hectares**
- self-contained location with no immediate neighbours
- minimal risk of disturbance to nearby residential areas
- suitable for operations generating higher noise levels or having more demanding operational requirements
- private water sources
- seven deep boreholes and a private well
- substantial energy infrastructure
- private photovoltaic system
- battery storage system
- UPS backup power supply for uninterrupted operation of selected technologies
- **200 kW** standby diesel generator

- refurbished buildings and warehouses
- air-handling systems in Warehouses No. 2 and No. 3 and in part of Building No. 1
- two substantial manufacturing or storage halls
- recently upgraded technical elements within the halls
- multi-layered security arrangements
- CCTV system
- perimeter protection around the warehouses
- concrete perimeter fencing around the entire estate
- estate divided into independently securable zones
- scope for further construction and development
- **up to 40% site coverage of the developable land; including the existing buildings and hardstanding areas, the total is approximately 15,000 m² (to be verified against the current local development plan)**
- flexible potential use for manufacturing, storage, agriculture, logistics or energy projects

Potential uses (subject to the applicable municipal zoning plan)

The estate may be suitable for, among other uses:

- manufacturing or assembly operations
- warehousing and logistics centre
- agricultural production
- processing of agricultural produce
- food production facility
- technology or energy projects
- cultivation site
- greenhouses or polytunnels
- livestock farming
- service, repair or engineering centre
- operations requiring greater separation from residential development
- operations requiring enhanced security
- a combination of commercial, storage, manufacturing and administrative uses
- subdivision of the estate among multiple independent operators or tenants