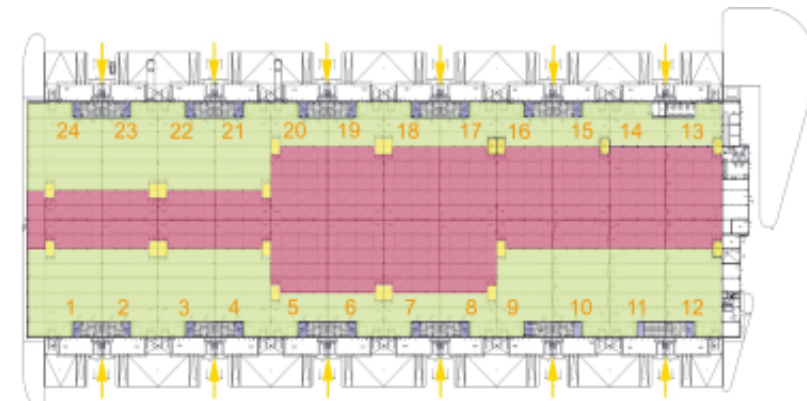


ALK LOGISTICS CENTRE

H- 2360 Gyál, Gorcsev Iván Street 5

Plot nr. 7000/9

Plot size: 56, 416 sq m



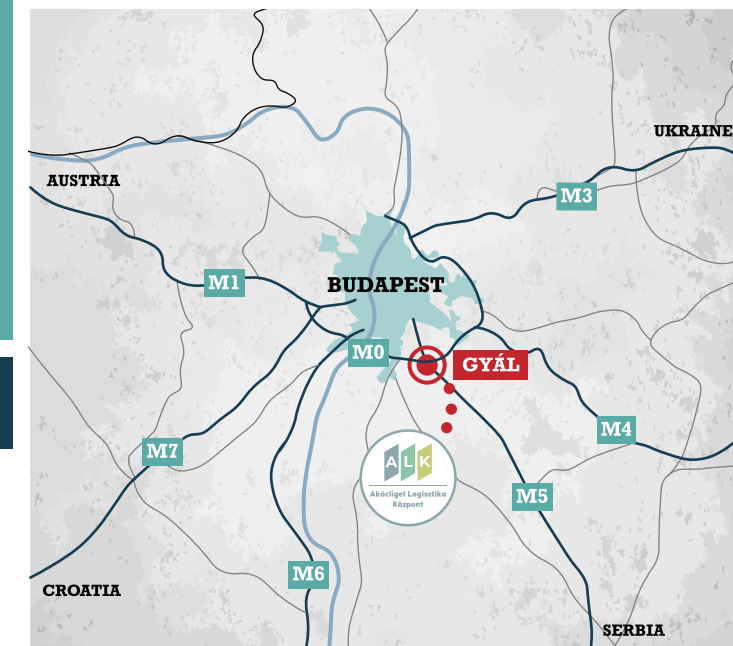
PROPERTY DESCRIPTION

ALK is a high-tech logistics park based on the concept of efficient and safe storage of hazardous goods. The carefully conceived concept comprising a leasable area of 17,711 sq m complies with the highest standards in modern warehousing / distribution under the Seveso II guidelines. The 24 storage units are highly flexible and offer various standards of “high safety” and “safety” measures.

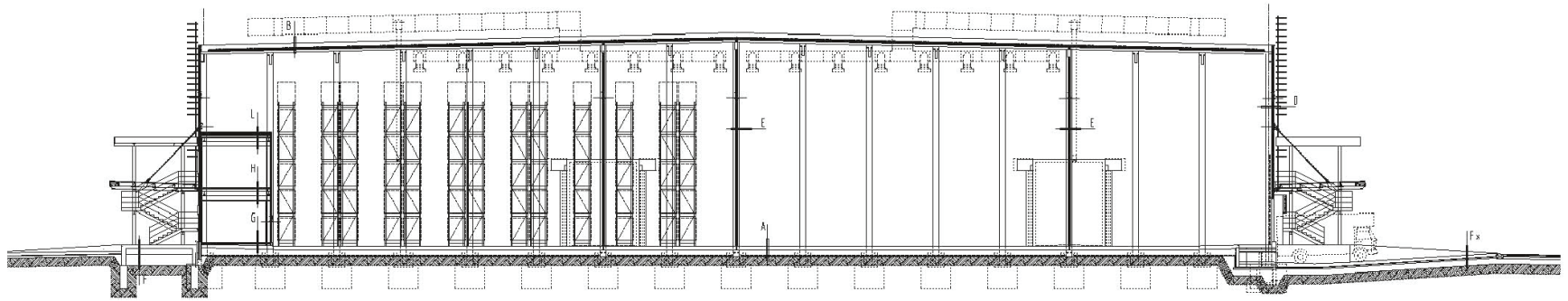
ALK logistics park offers direct access to highways M5 and M0.

LOCATION

Subject property is located at a well-established industrial area on the board of South-Budapest, in Gyál. The location is excellent at the motorway junction of M0 Ring Road and M5 highways. The property is located 5 km away from Budapest and 15 km from the Budapest Airport.



This particular is not an offer or contract, nor part of one. You should not rely on statements by the Seller or any subsidiary or affiliate company of the Seller or any third party agent (“Agent”) related to the information in the particulars or by word of mouth or in writing (“Information”) as being factually accurate about the property, its condition, its value or its ownership structure. Neither the Seller or the Agent nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the Seller, the Agent, any joint agents, seller(s) or lessor(s). 2. The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: Any guide prices quoted or discussed are exclusive of VAT. The VAT position relating to the property may change without notice. 2023



TECHNICAL SPECIFICATION

- 24 units with C fire rating (safety) and additional 24 internal units with A rating (high safety)
- Explosion proof materials in A units
- Explosion standard roof
- Gas sensors and optical UV flame sensors in A units
- Aspirational (smoke) sensors in C units
- Argon gas extinguishing system
- Safety collecting bins
- Comfort and safety ventilation in all units
- Airlock system between A and C units with over pressure control

