



BRIEF DESCRIPTION

COMMERCIAL/ PRODUCTION SPACE

- Fitted-Out Production Hall for Commercial Use – Production / Manufacturing – Storage – Laboratory / Life Sciences
- Heating and ventilation distributed across the entire area
- Compressed air and cold water connections available at most columns
- Flooring: Stonewood flooring (Levels 0 and 2 with ESD coating)
- Walls and ceilings: Exposed concrete (riser lines are covered)
- Floor load capacity: Level 0 and 2 = 2 t/sqm, Level 4 = 1.5 t/sqm
- Clear ceiling height: approx. 4.20 m
- Fully equipped sanitary facilities within the production areas
- Tea kitchen / lounge area integrated within the production space
- Partially partitioned, fully developed office spaces on the same floor
- Partially partitioned locker rooms within the production area
- Partial cooling and humidification equipment
- IT cabling: CAT7 (where available)
- Sprinkler system on all floors
- Smoke and heat extraction system (SHEV) available
- Electrically operated external sun shading
- KABA badge access system
- Swisscom fiber optic connection
- In-house GSM coverage – Swisscom
- Delivery zone with 3 gates, 1 lifting platform, 1 dock leveler