



EAST GATE PRO

B U S I N E S S P A R K

SPACE FOR DEVELOPMENT

East Gate PRO is the second phase of the highly popular East Gate Business Park project offering modern and customisable warehousing solutions at the junction of motorways M0 and M3. The high-tech buildings offer spaces suitable for production, assembly and warehousing, and are available with high-quality office and service functions upon demand.

East Gate PRO will be offering a total of 60,000 sq m to be leased in a total of 6 industrial halls. The already completed buildings A1-A2 and B1-B2 offer various sizes of customisable indoor areas and also provide for the possibility of expansion at a later date. Building C1-C2 provide suitable conditions for cross-docking functions as well.

SPECIFICATIONS

- 14-hectare plot size
- 60 000 sq m total potential of warehouse and office space
- 20 000 sq m of development potential

MEETS UNIQUE NEEDS, OFFERS COMPLEX SOLUTIONS

- Customised, unique architectural and interior design solutions, built-to-suit buildings (BTS)
- Providing high-quality buildings: industrial hall developments and office solutions serving production-assembly and warehouse logistics functions in one place
- Flexible unit sizes and types
- Opportunity to expand
- End-to-end administrative services with dynamic and customer-focused professional team
- Competitive pricing
- Low operating costs



TECHNICAL SPECIFICATIONS WITH NO BOUNDARIES

- Modern, high-quality buildings
- Coordination starting from the design phase
- Tailor-made meeting room and community space design
- Possibility to display unique company branding
- Loading docks and drive-in gates with hydraulic dock levellers and scissor lifts
- Dormer-windows with smoke extraction and ventilating functions
- ESFR sprinkler system
- Heating-cooling, optional HVAC system
- High quality insulation (min. 16 degrees provided)

SERVICES

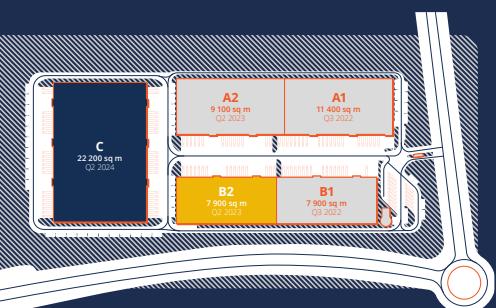
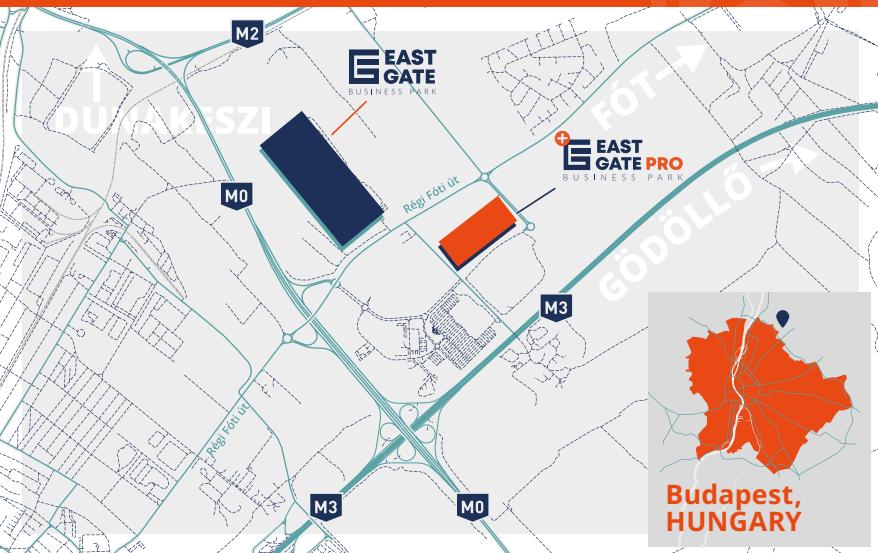
- Centralised parking lot for suppliers, with separate toilets
- Security camera system in the park
- Access control system with licence plate recognition
- Available services in the East Gate Business Park:
 - Full kitchen restaurant with breakfast and lunch services, including pre-ordering and delivery options
 - 100 sq m external meeting room equipped with conference technology
 - ATM

SMART & SUSTAINABLE SOLUTIONS

- Eco-friendly, easy-to-clean building materials with no harmful components
- 100% green electricity usage
- Selective waste management
- Energy-efficient solutions
- Contactless switches in the common bathrooms
- Openable windows in all office areas
- Flexible office space partitioning
- BREEAM „Very Good” rating
- Electric car charging stations
- LED and natural lighting
- WIFI on the area of the service centre
- Smart meters
- Bicycle storage

LOCATION

- At the junction of motorways M0 and M3
- Few minutes away from the Megyeri Bridge
- Outstanding accessibility, including public transport
- Liveable, people-oriented, park-like environment



This flyer should not be considered an official offer, its sole purpose is to provide information.

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