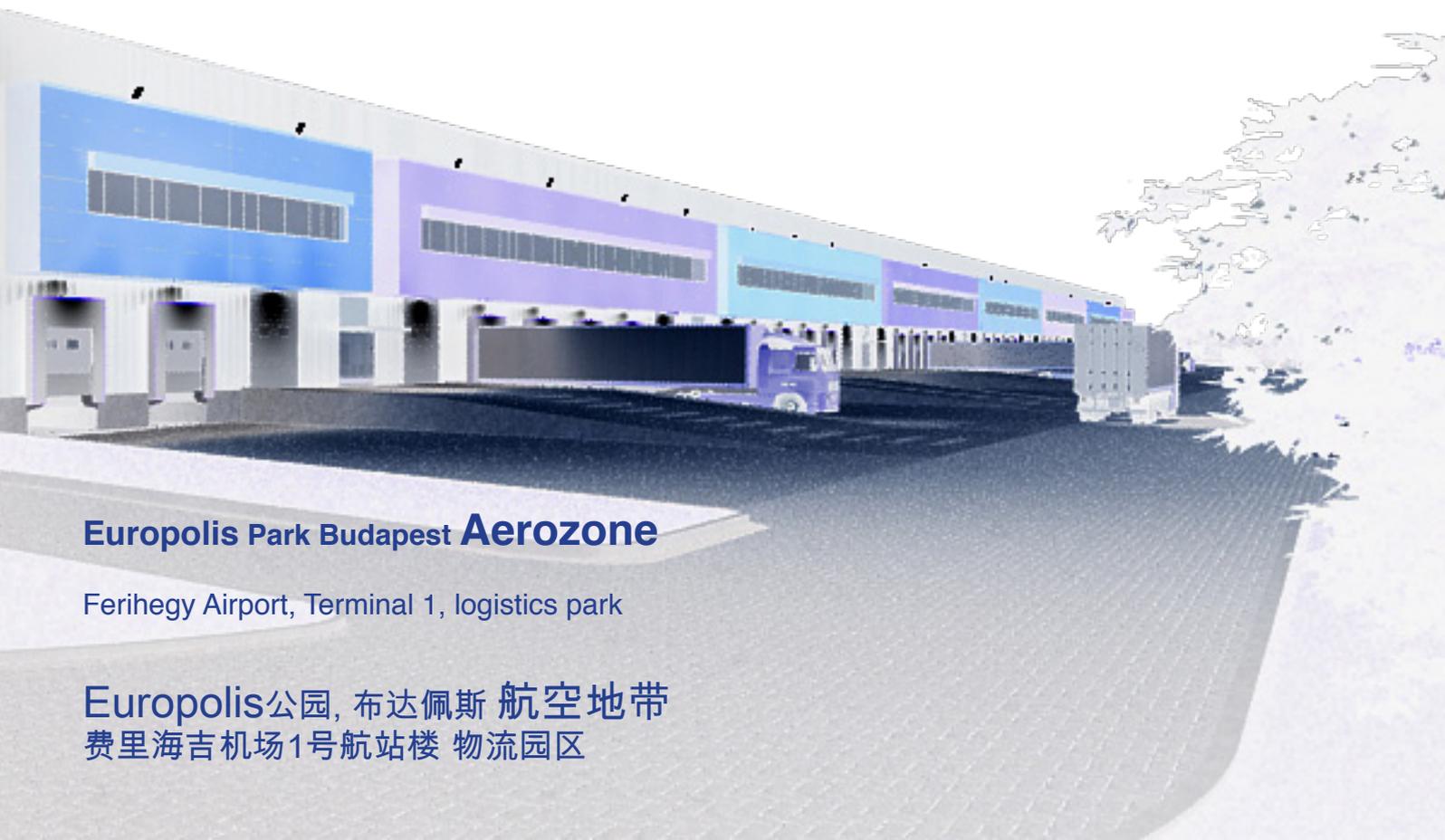


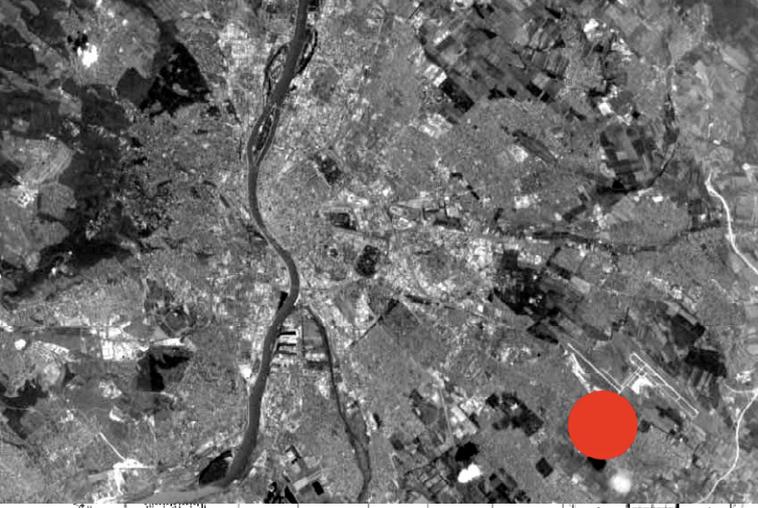
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Europolis Park Budapest **Aerozone**

Ferihegy Airport, Terminal 1, logistics park

Europolis公园, 布达佩斯 **航空地带**
费里海吉机场1号航站楼 物流园区



location of the project site

规划区域的地点



warehouse _ Ferihegy Airport, Terminal 1

仓库 _ 费里海吉机场1号航站楼



Entrance from Sz chenyi utca

塞陈尼路入口



location The 6.2 ha site is located on the outskirts of the town of Vecs s, in a commercial/industrial district in the vicinity of Ferihegy Airport. It can be accessed from a main road, Sz chenyi t, and is bordered along its length by two private roads, and separated from a residential area by a wooded green belt.

project The aim of the project is to construct a high quality logistical centre, composing several independent warehouse units for rent and their accompanying logistical infrastructure. Each fire compartment unit (up to 3200 m²) is designed to be divided into two or more parts according to the requirements of the tenants. The smallest independently functioning unit available would have an area of 800 m², equipped with its own toilets and office area.

layout The site is connected to a main road, Sz chenyi t, on its north-west edge. The single block building is situated in the centre of the site, and is circled by a one-way, hard topped road leading from the main entrance. Along the length of the building the road widens at each loading entrance to form docking bays to accommodate heavy goods vehicles, with adjoining car parking spaces.

The majority of the facilities serving the building as a whole (reception, bank, snack bar, driver's rest area, service office) are housed in the main block facing the entrance

项目位置 6.2公顷的项目地址位于韦切什镇郊外，毗邻布达佩斯国际机场附近的商业和工业区。可以直通塞切尼路主干道，与该道路两侧的两条专属道路接壤，繁茂的树林绿化带将其和住宅区隔开。

项目概况 该项目的宗旨在于开发一个高级物流中心，由多个独立的出租仓库组成，并配有其他的物流基础设施。每个防火分区单元（面积接近3200平方米），可以依据每位租户的需求灵活地将其分为两个或更多的小单元。最小的独立功能单位面积为800平方米，并配有洗手间和办公区域。

项目布局 项目场地和塞切尼路主干道相连，位于主干道西北侧。单体建筑位于场地的中心，单向小道环绕主入口附近。沿着建筑周边，每个装卸入口处路面加宽，形成一个装载湾区，供重型货车停靠，周边还有汽车停车场。

整栋大厦的大部分设施（如：接待室、银行、小吃店、司机休息室及服务办公室）主要集中在入口对面的主体大楼中。



main building

主楼



warehouse area, clear interior height 10 m

仓库区，室内净高:10米



28 single-connectable units _ 1 unit wh area 800 m²

28个单连单元 _ 1个单位仓库面积800平方米



building The main hall has an area of 24 000 m² and is composed of 7 warehouse units of 3200m², each of which can further be divided in four, as well as an organically integrated main block. Apart from the warehouse are each unit also has its own toilets, service areas and a mezzanine office area above the loading area, with an area of 15% of the ground surface area. Each unit is equipped with 3 loading bays constructed to the specifications of the current tenant.

ground floor Large span (4x17.45 m) ground floor warehouse halls, 10 m in height, constructed of prefabricated concrete elements. A docking and loading area is located along the two lengths of the hall, having a clear height of 4.5m, above which is located the mezzanine office space. The warehouse building is divided into 28 warehouse units each with a floor space of 780 m² gross (2 unit 900 m²) that is the leasable area of each unit. One stairwell serves every two warehouse units, connecting the warehouse floor and the mezzanine office area. Service areas are located next to the stairwells toilets and heated lounge.

mezzanine level A mezzanine above the loading area houses offices and supporting infrastructure (kitchenette, utility area and corridor). The mezzanine level offices together with the warehouse area comprise one fire compartment.

建筑 24000平方米的主厅由7个3200平方米的仓库组成。每个仓库又可以分为4个单元，与主体建筑有机结合在一起。除了仓库之外，每个小单元配有洗手间、服务区域，在装载区域上面还有占地面面积的15%的夹层办公室。每个单元依据承租户的规格要求建有3个装卸货区域。

一楼 大跨度(4米X 17.45米)的一楼仓库大厅，内部净高为10米，预制钢筋混凝土结构。停靠区域和装载区域顺着大厅的两侧延伸，其内部净高为4.5米，上面的夹层楼是办公室空间。该仓库建筑分为28个仓库单元。每个仓库占地面积(有二个单位面积各为900平方米)为780平方米。每个仓库可供出租。每个楼梯间服务于两个仓库单元，将一楼和夹层楼办公区域连接起来。服务区域靠近楼梯间附近，有洗手间和取暖室。

夹层楼层 装载区上面的夹层楼层配有办公室及配套的基础设施(如厨房、生活区和走廊)。夹层楼层办公室和仓库区域在一个防火分区内。

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