

An aerial photograph showing a residential development in a forested area. In the foreground, there is a large, multi-story industrial or commercial building with a flat roof and several smaller structures. To the left, there are large, open fields, some of which appear to be agricultural. In the background, a dense forest covers the hills, and a town or city is visible in the distance under a clear blue sky. The overall scene is a mix of urban development and natural landscape.

New Development Rentals

BÜHLERAREAL

Location

Winterthur

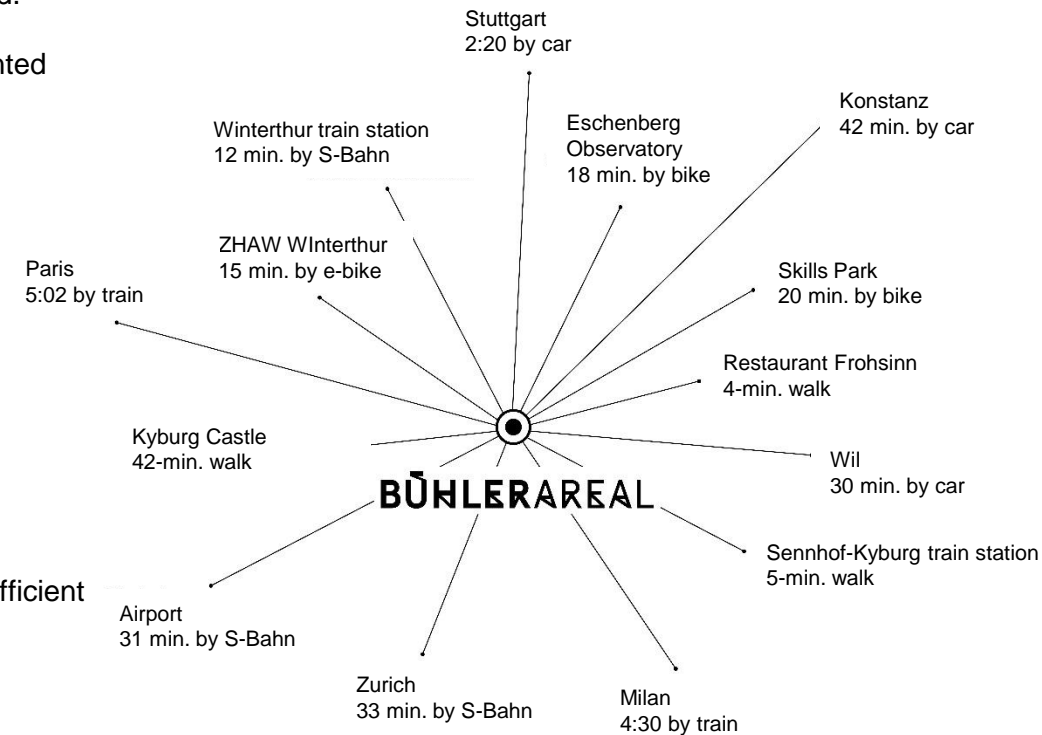
As part of the Zurich economic area, the city and region of Winterthur is a very attractive location. With 113,000 inhabitants (region over 180,000), the city of Winterthur is the sixth largest city in Switzerland.

- Very good availability of skilled workers thanks to excellent technical colleges and practice-oriented educational institutions
- Historically industrial region now home to future-oriented technology sectors
- Services location with excellent infrastructure
- Highest quality of life for demanding employees

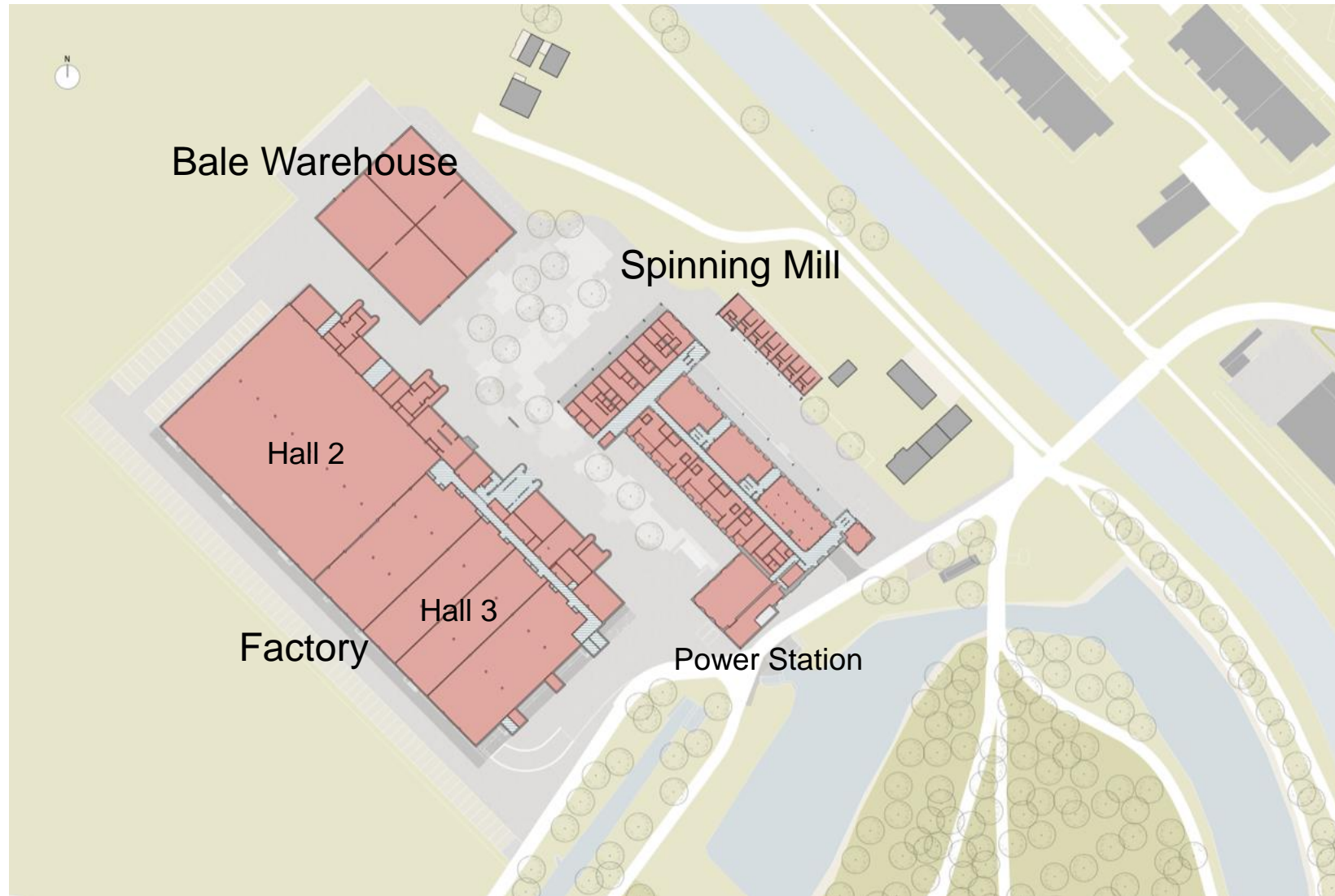
Micro-location

The Bühler-Areal lies in the outer district of Sennhof, the gateway to the Töss Valley and the Zurich Oberland.

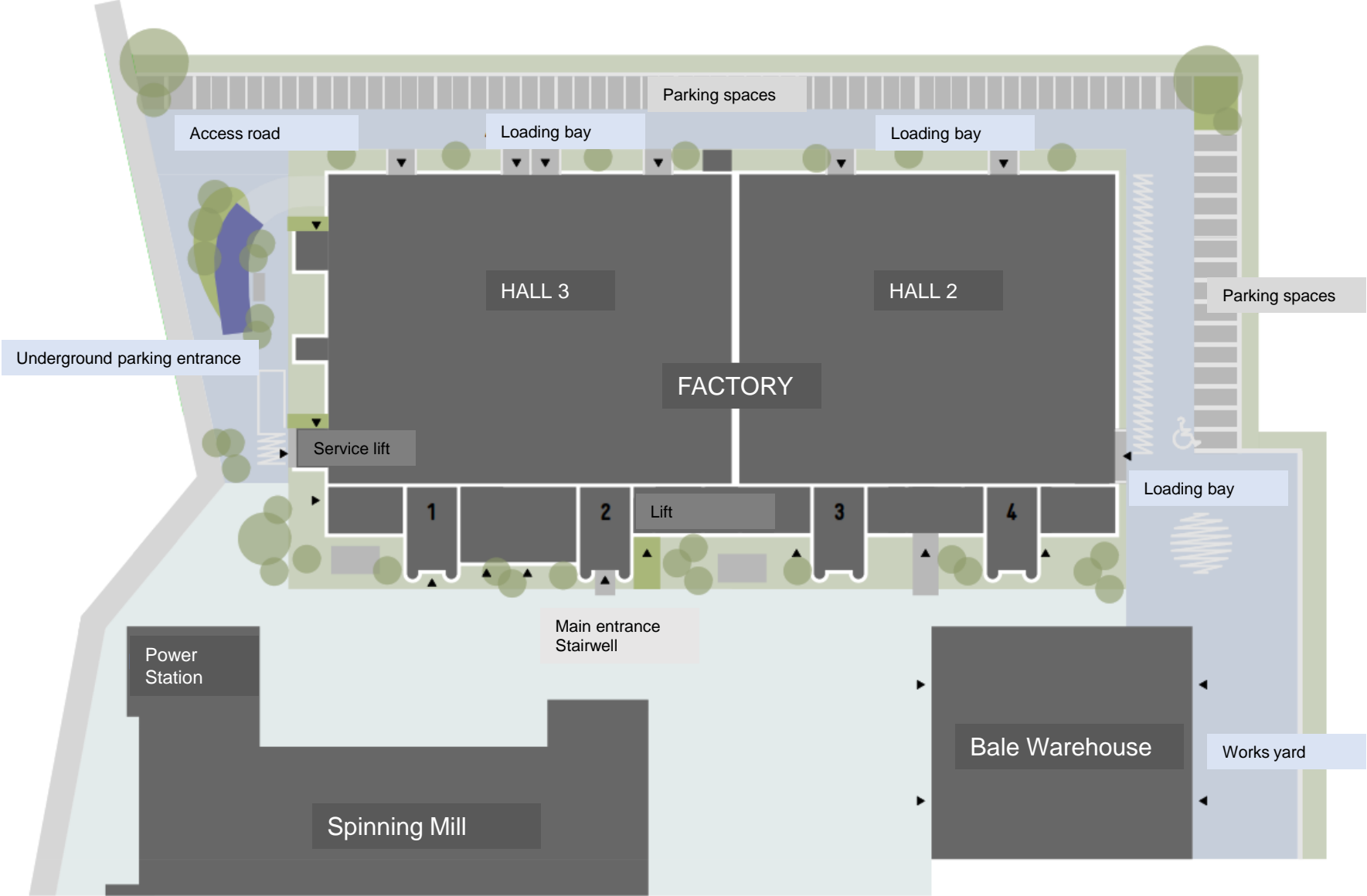
- The Sennhof-Kyburg S-Bahn stop is just a 5-minute walk from the Bühler-Areal. Every hour, 3 trains connect Sennhof to Winterthur, Zurich and the airport.
- The motorway junctions Töss, Kempththal and Oberwinterthur are 8 km away, guaranteeing an efficient connection to the motorway network.
- The cycle path to Winterthur or into the Töss Valley runs through the Bühler-Areal.
- The village shop and food options are within walking distance.
- The Bühler-Areal is easily accessible even as it is situated in beautiful natural surroundings, which can be enjoyed on a walk along the River Töss, a jog around in the Linsental Valley or a mountain bike tour to Kyburg Castle.
- We offer an inspiring environment for your company with a variety of options for relaxation and recreation.



Overview of the Bühler-Areal



Overview of the Bühler-Areal "Factory"



Property description

The commercial areas are located in the factory in Halls 2 and 3 and in the adjacent service wing.

Access

- New access road along the south-west and north-east façade. The road is wide enough for two lorries to cross.
- New gates in the south-west façade allow simple, efficient goods logistics at ground level.
- The upper floor of Hall 3 can be reached via a large service lift that has a maximum load capacity of 5,000 kg. The underground level is reached by a passenger lift.
- Approximately 80 employee and visitor parking spaces, as well as spaces for delivery vans, are located along the new access road. In addition, approx. 40 employee parking spaces are available in the underground car park in the basement of Hall 3. These can be rented as needed.
- Access for pedestrians and cyclists is via the courtyard. This will be converted into an attractive meeting zone.

Construction standard / building services

- **Ceiling height:** 5.6 to 6.05 metres
- **Floors:** wood-cement or cement floor, floor load in Hall 2 1,500 kg/m², in Hall 3 1,000 kg/m²
- **Walls:** painted lime sandstone, tenant partition walls raw Fermacell
- **Windows:** wood-metal and metal windows with triple glazing
- **Heat:** district heating from the woodchip heating of Stadtwerk Winterthur. Halls can be heated to 21° C.
- **Electricity:** power supply from the EKZ transformer station, which offers high-level performance reserves.
- **Network:** fibre-optic connections from Swisscom and UPC
- **HVAC:** fresh and circulating air shafts for tenant connections in Hall 3, ground floor. HVAC shafts can be led directly from the roof to the upper floor and to Hall 2.
- **Water/Waste water:** not currently included; may be included in tenant fit-out on request
- **Lighting:** basic lighting included
- **Fire sprinklers:** included on ground floor of Halls 2 and 3. Block storage up to 3 metres high and rack sprinkler systems up to the hall ceiling are an option in Hall 3.

Property description

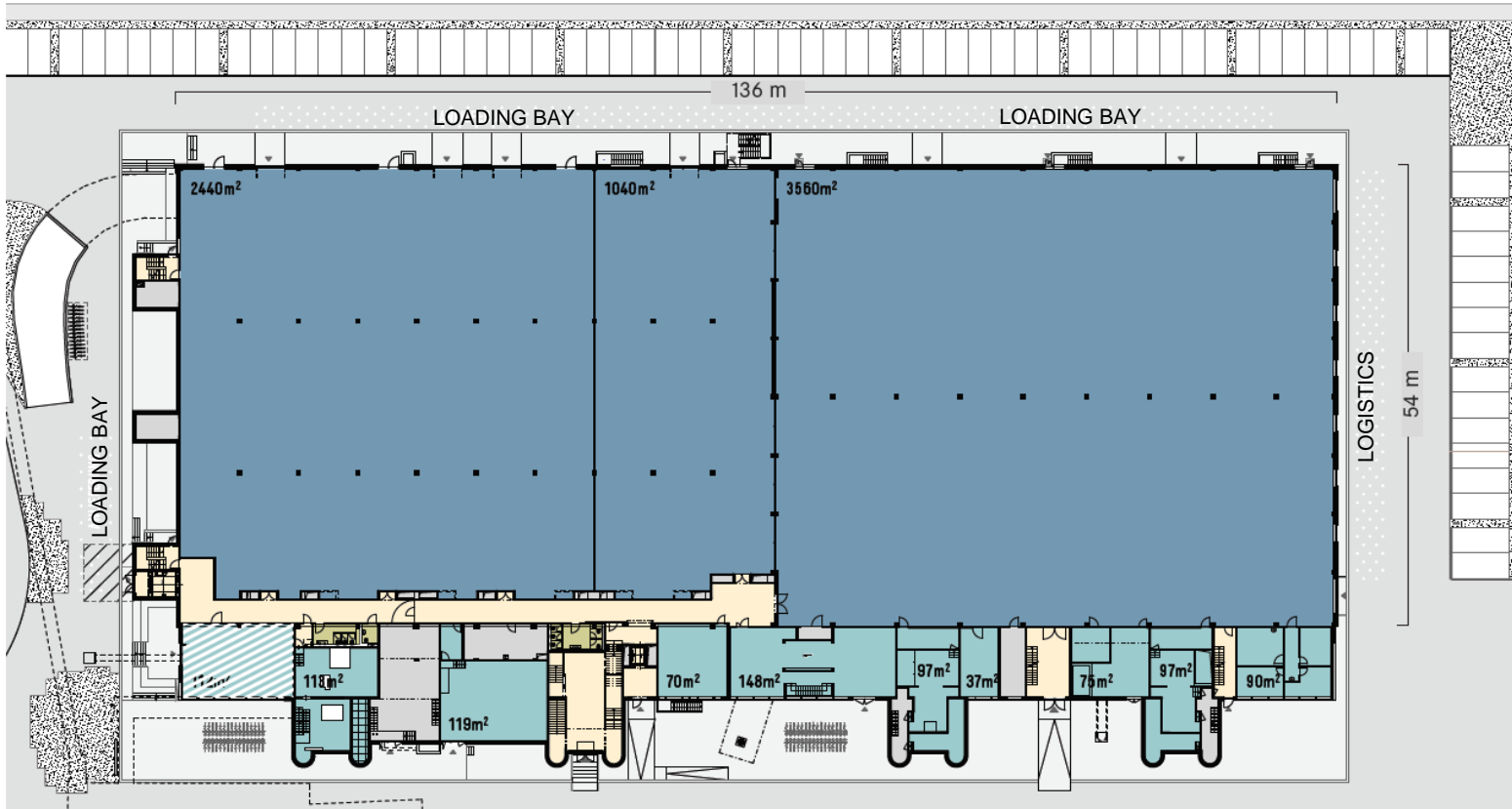
The interface between the basic fit-out and the tenant fit-out for power/media is the transfer point in the access corridor (with the exception of electricity), through which all rental spaces can be accessed. All rental space installations are carried out during the tenant fit-out. Heat and electricity are charged according to consumption.

Common-use infrastructure

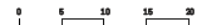
- WCs, coat rooms and showers at different locations on the floors distributed over both halls.
- A spacious lounge with a simple kitchen will be constructed on the upper floor of Hall 3 for coffee and lunch breaks.
- An outdoor area on the roof is planned for the lounge, so that breaks can also be taken outside during the warm season.
- A spacious meeting room with a large screen is located on the upper floor above the main entrance of Hall 3 and can be rented on request.
- Large number of visitor parking spaces

Floor plans

Ground floor including area surroundings Halls 2 and 3

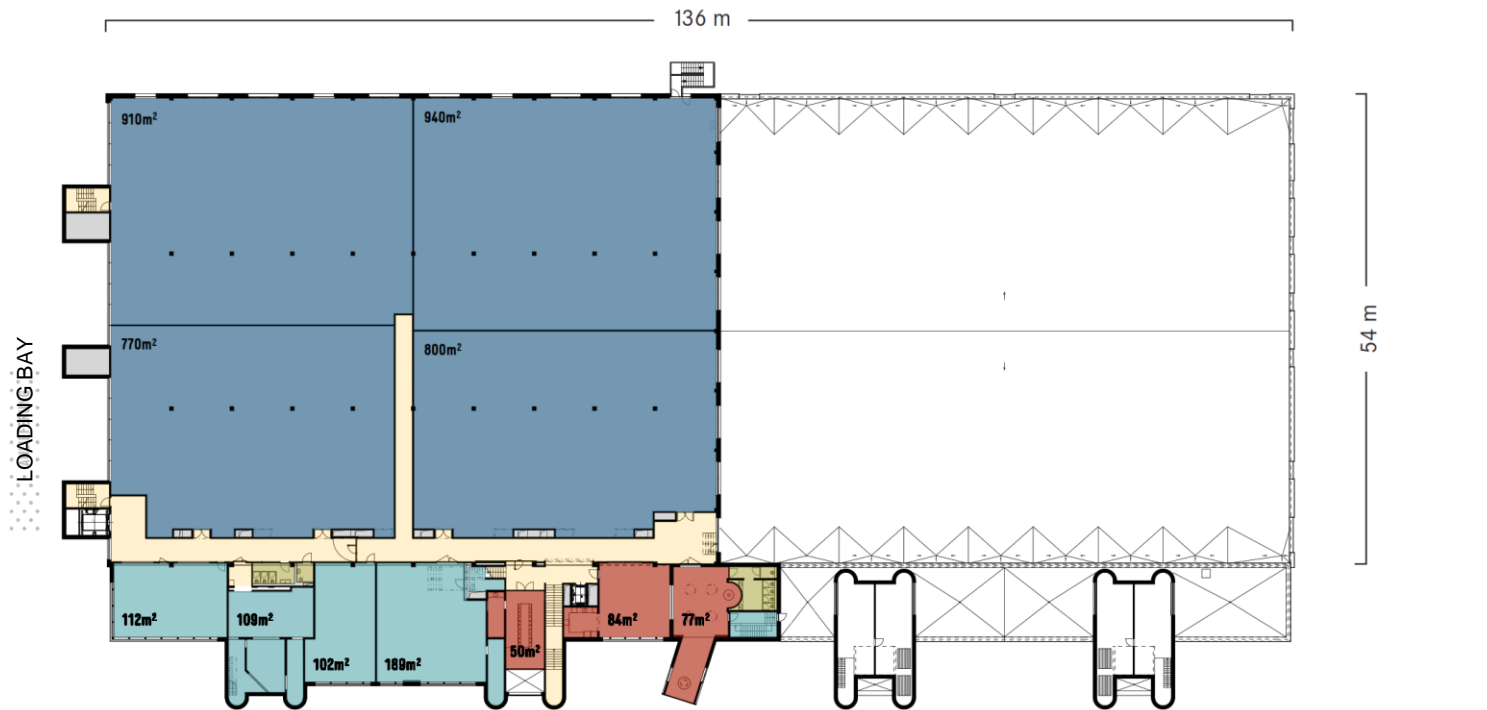





- Rented
- Rental area: halls
- Rental area: service wing
- Common use area
- Vertical + horizontal connectors
- Kitchens/WCs + coat rooms
- Technical rooms



Floor plans

Upper floor Hall 3

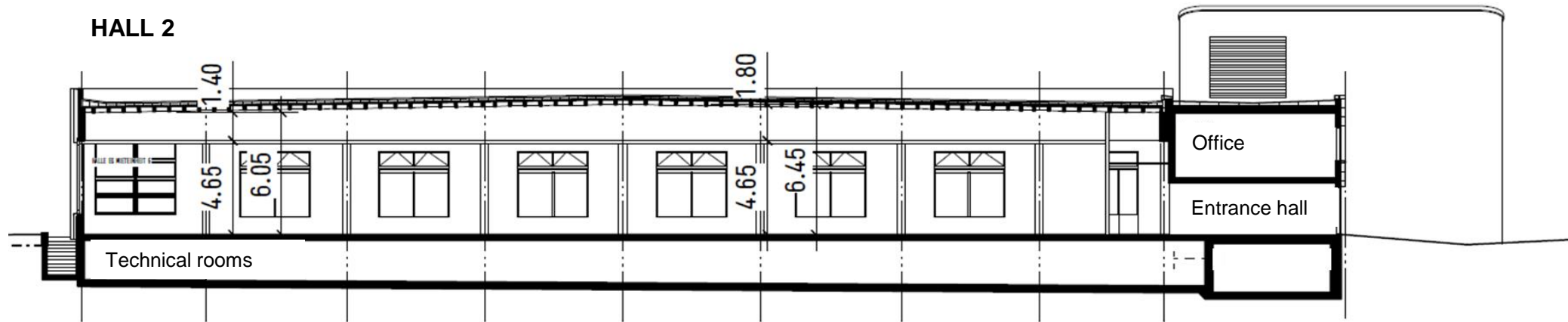


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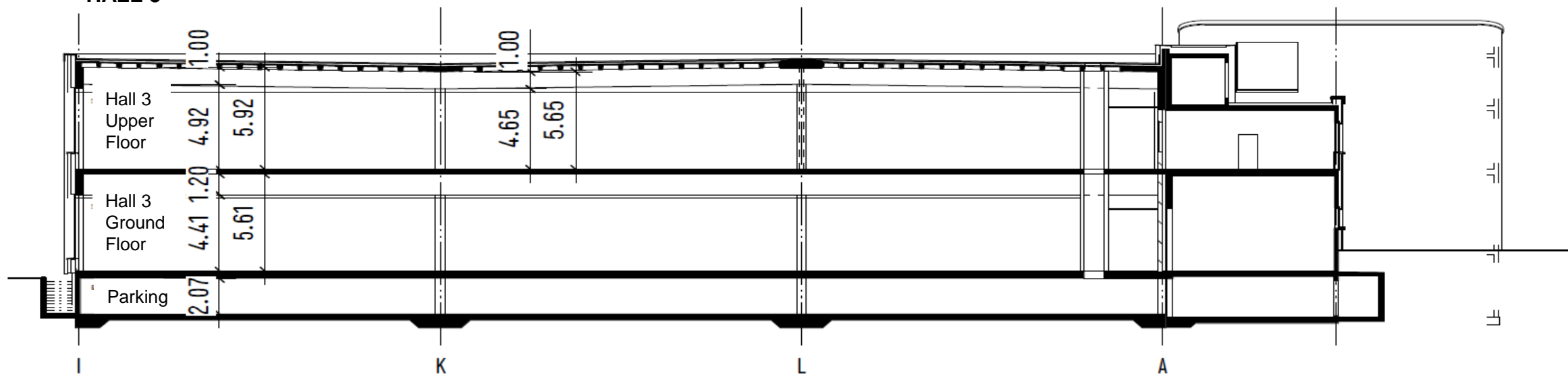


Cross sections

HALL 2



HALL 3



Impressions

Access road with loading bay south-west façade



View of factory from courtyard



Impressions

Main entrance from courtyard



Example of ground floor rental space

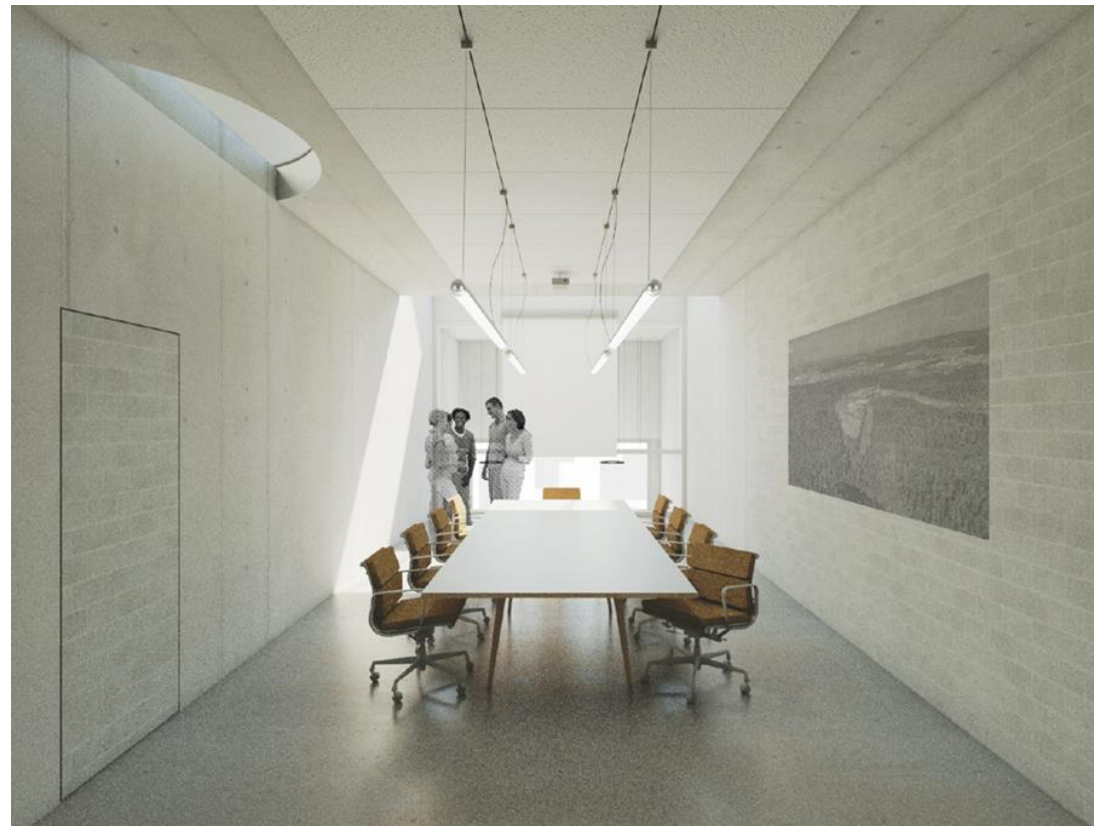


Impressions

Example of upper floor rental space



Meeting room



Impressions

Entrance hall 3



Underground parking



Contact

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We are looking forward to hearing from you.

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