



BROADGATE

ASSET MANAGEMENT

STATE OF THE ART WAREHOUSE & LOGISTICS LEASING OPPORTUNITY | 7,210 SQM | AVAILABLE | BOTKYRKA SWEDEN

TEGELÄNGSVÄGEN 4

BOTKYRKA

Key Property Features

Total lettable area, approx.

7,210 sqm

Dividable into smaller units

Clear Internal Height

4.4 m

Number of ports

12

Sustainability Certification

BREEAM®

Floor Load-Bearing Capacity

3,000 kg/sqm

State-of-the-Art Logistics Centre

Approximately 7,000 sqm - Available

We are proud to present a cutting-edge , newly produced logistics property in Botkyrka – the perfect placement for a firm seeking to grow. With one of the regions most desirable locations, next to the nationwide motorway E4/E20 and solely 25 minutes to central Stockholm, this property provides a combination of connectedness and visibility.

This modern logistics property offers flexible surfaces, customized to meet ones business needs, regardless if it concerns inventory, distribution or prduction. Smooth loading and unloading, spacious areas and the possibility of a tailor-made solution makes this property a superior choice for the future of logistics.



An aerial photograph showing a large parking lot filled with semi-trucks. The trucks are parked in rows, with some having yellow trailers and others white. The parking lot is adjacent to a rocky, hilly area with some greenery. A road or highway is visible in the upper right corner.

Flexible design

Easily adaptable to multiple tenants

Office space

Custom-built in collaboration with tenants.

Attractive rental terms

Immediate proximity

To the Swedish motorway E4/E20 next to the site.

Property Information

PROPERTY INFORMATION

Address	Tegelängsvägen 4
Property name	Botvidsgymnasiet 8
Google Maps	Click to view
Building Year	2023
Total area	7,210 sqm
Warehouse area	6,950 sqm
Office area	255 sqm

TECHNICAL INFORMATION

Clear Eaves Height	4.4 m
Weather-proofed loading doors	12 doors
Sprinkler system	Yes
Floor load capacity	3,000 kg/sqm
Parking	18 parking spaces
Environmental certification	BREEAM Certified



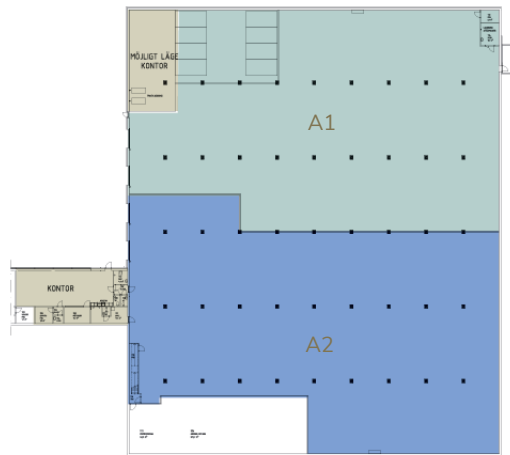
Floor Plan

The property is available for lease either as a single unit or can be subdivided into smaller units to suit individual operational needs

Alternative A

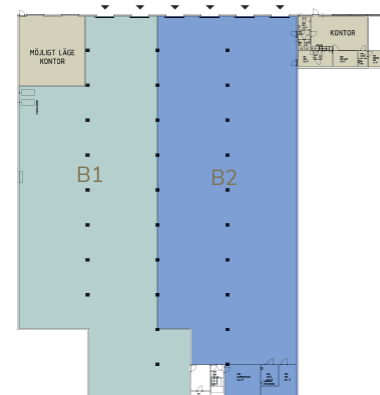


B1: 1578 sqm
B2: 1420 sqm

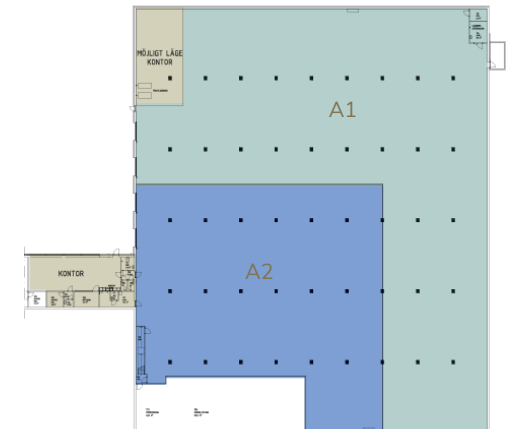


A1: 2015 sqm
A2: 1964 sqm

Alternative B



B1: 1472 sqm
B2: 1528 sqm

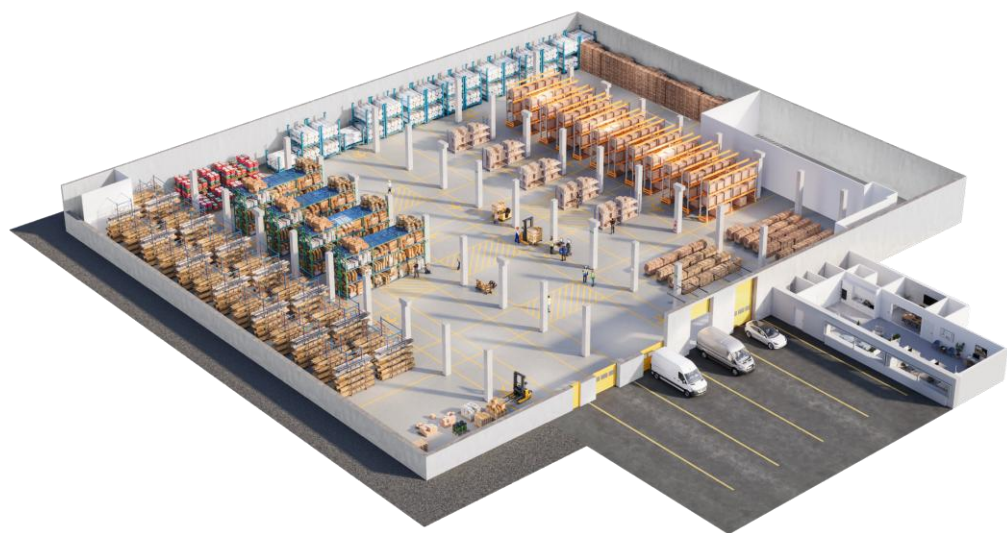


A1: 2503 sqm
A2: 1474 sqm



3D Views

Cutaway illustrations of the interior and loading areas



[Click for 3D-view](#)



This is a rare opportunity to secure a space in a high-specification warehouse and logistics property designed for modern supply chain demands.

For further information please do not hesitate to contact us.

Wilma Hejdenberg

Broadgate Asset Management
+46 (0)73 342 04 30 | wilma@broadgate.se
Kaptensgatan 13 | 114 57 Stockholm | Sweden

