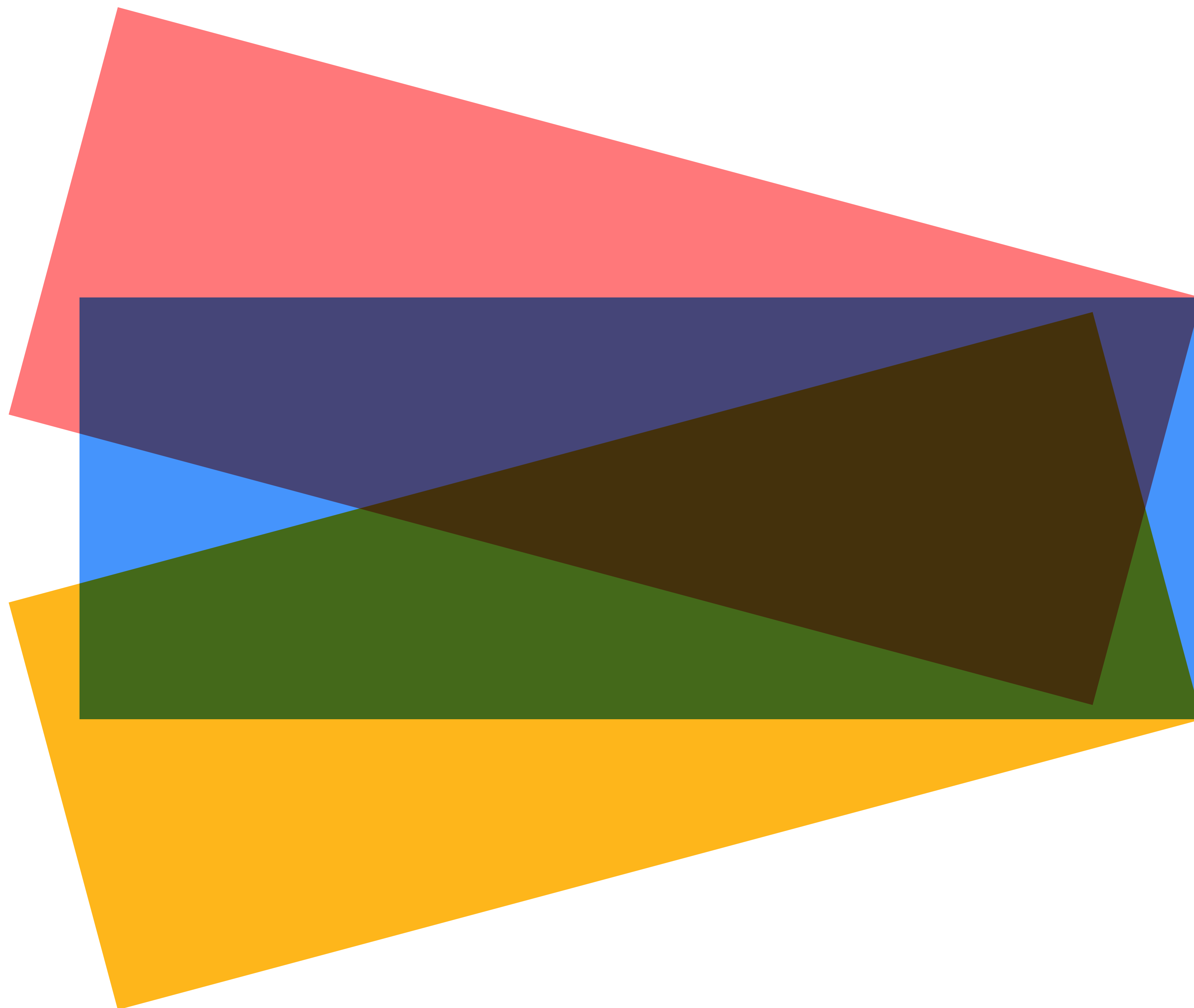
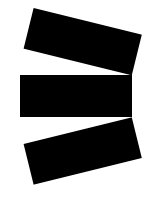


D106

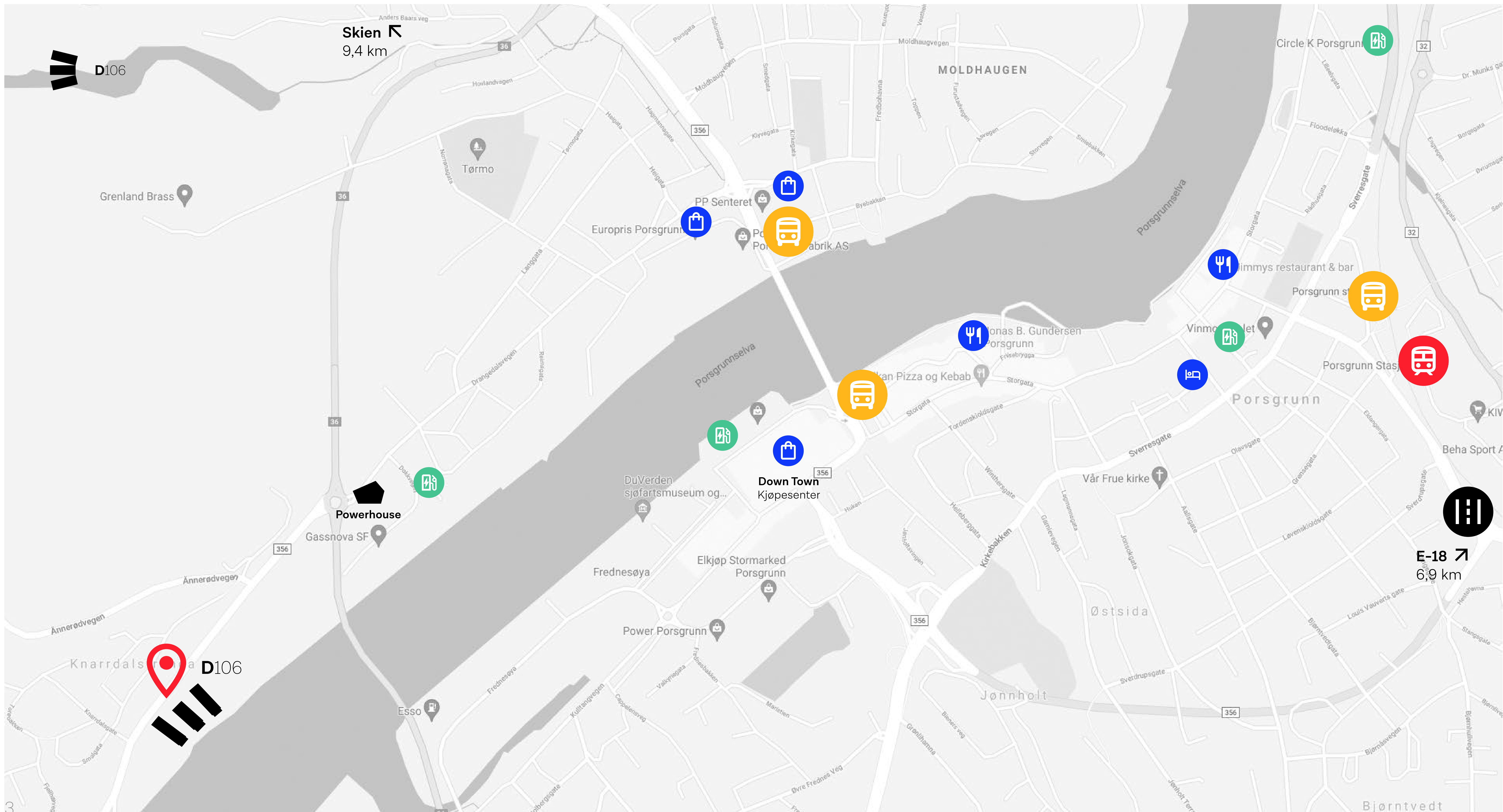
Fleksible **næringsbygg**

Drangedalsvegen 106
Porsgrunn





Fleksible næringslokaler med
god eksponering, enkel adkomst
og gode parkeringsmuligheter.





D106





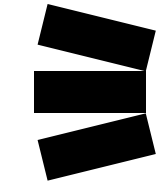
D106





D106





D106

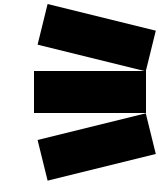
Porsgrunn sentrum ↗



DRANGEDALSVEGEN

↙ Drangedal





D106

Porsgrunn sentrum ↗



DRANGEDALSVEGEN

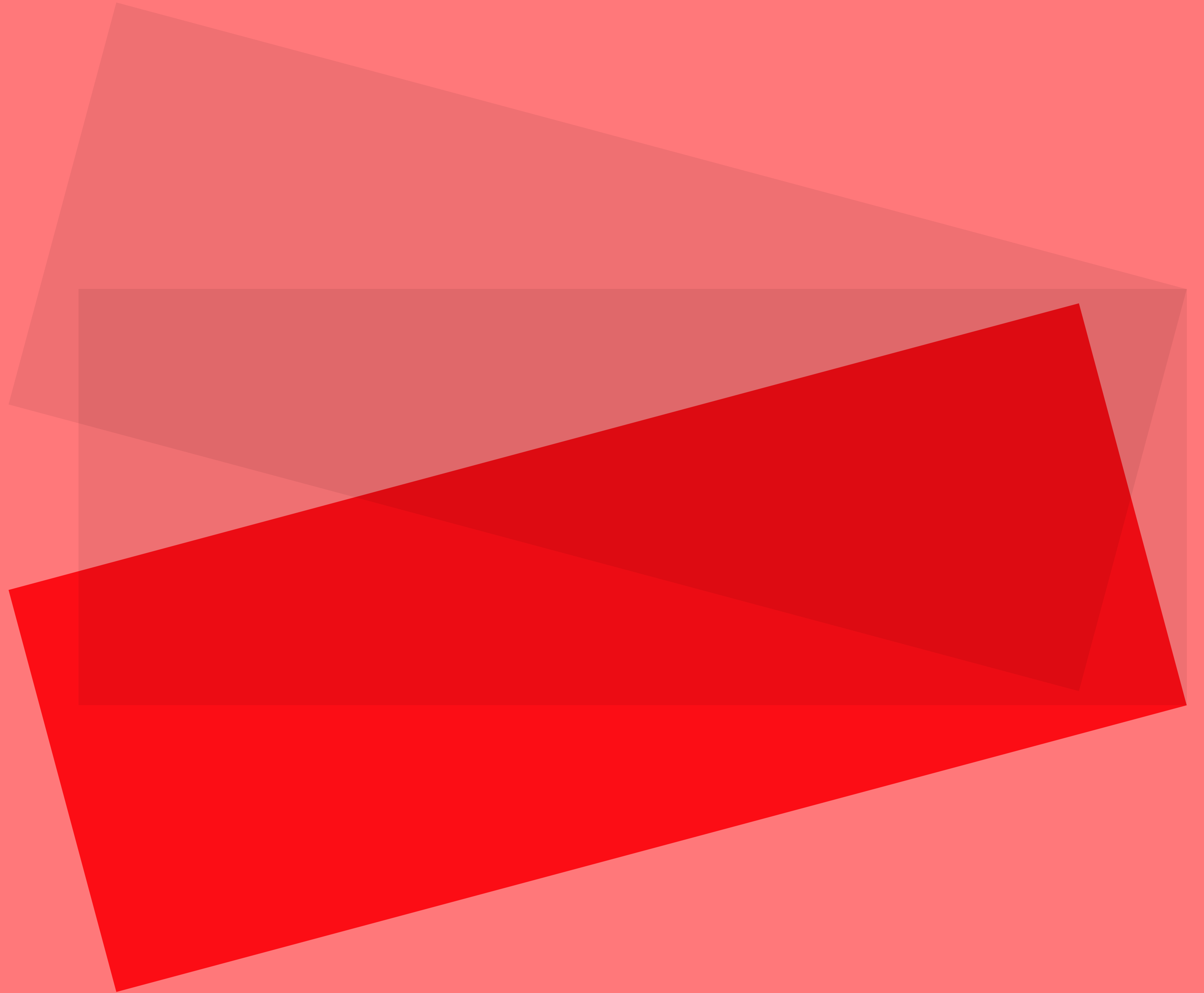
↙ Drangedal

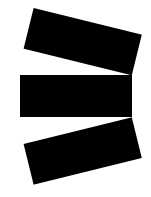




D106

Bygg **1**



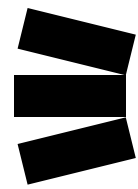


D106s fleksible arkitektur kan imøtekomme mange ulike behov, om det dreier seg om kontorlokaler, butikk og varehandel, lager og logistikk eller kombinasjonslokaler.

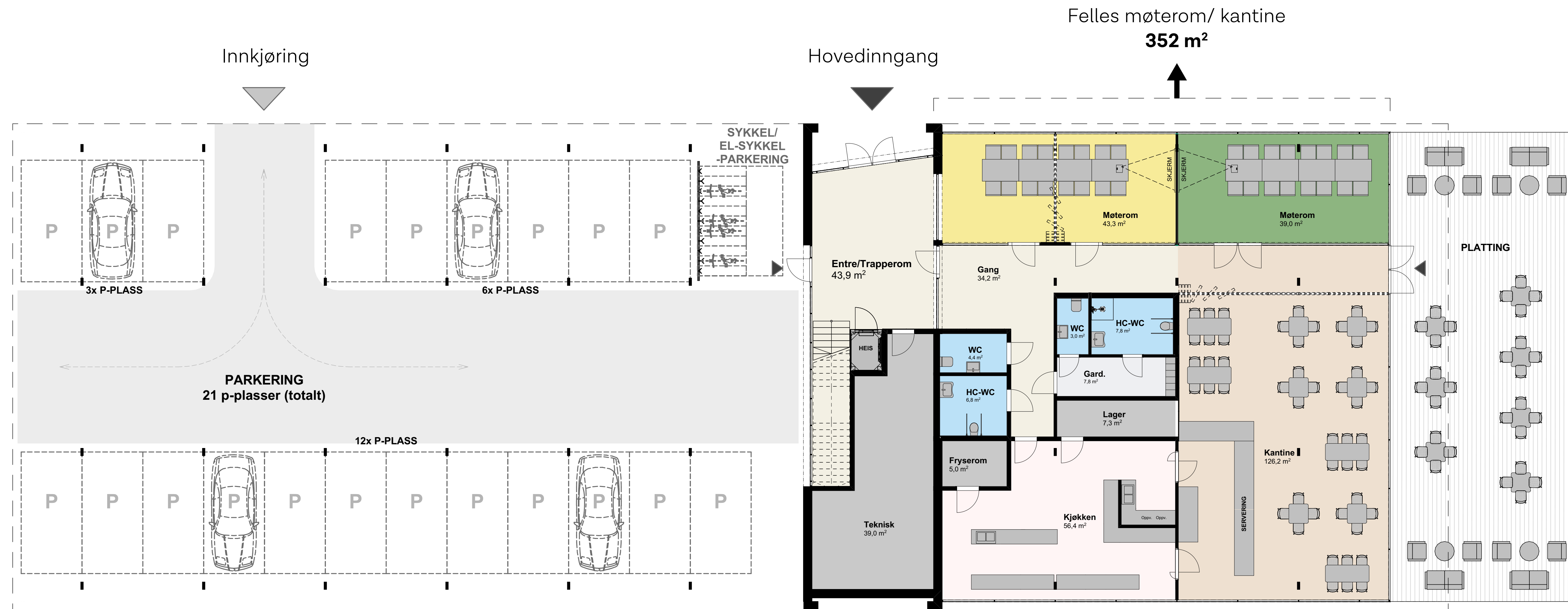


D106





D106



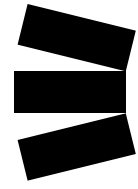
Planløsning 1. etg. – Alternativ A

Parkering + felles kantine/ møterom

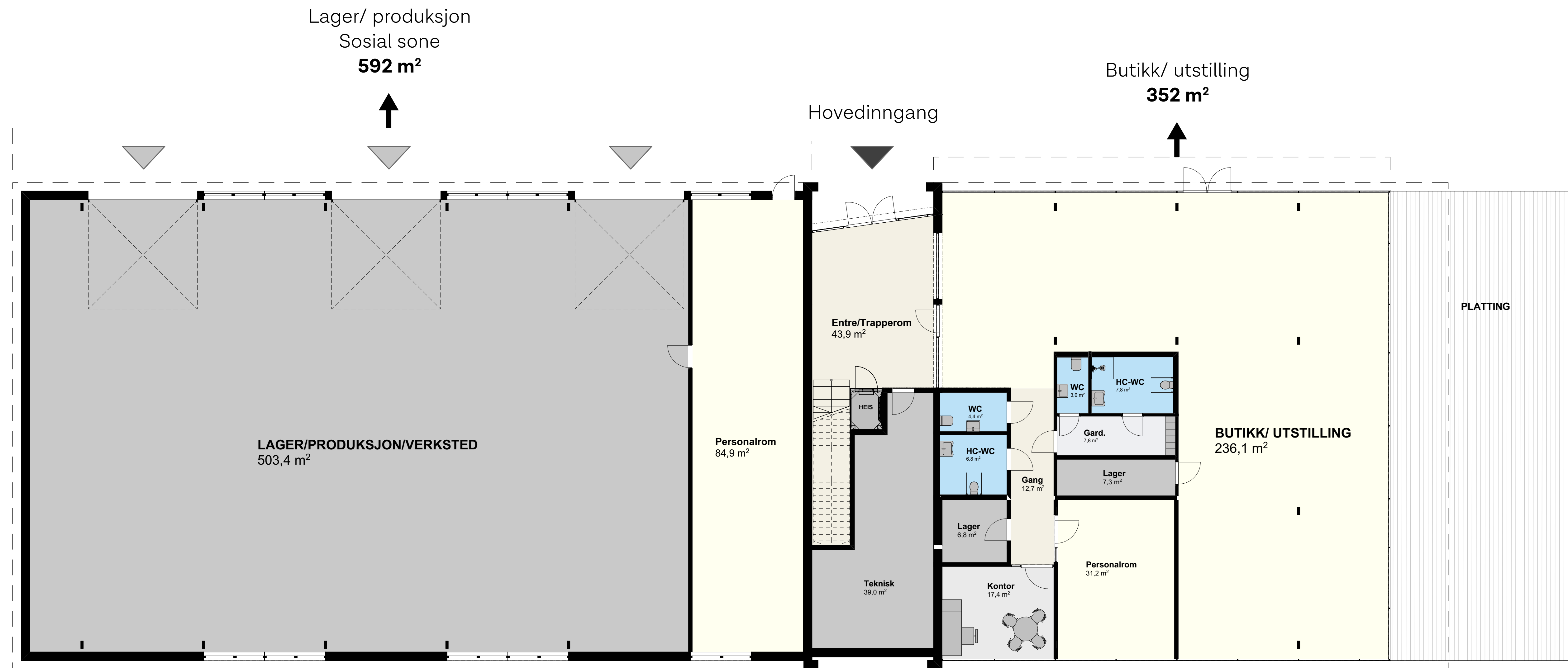
Totalt bruksareale: **944 m²** (uten trapperom)



1-A



D106



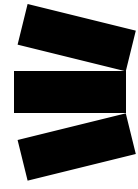
Planløsning 1. etg. – Alternativ B

Lager/ verksted + butikk/ utstilling

Totalt bruksareale: **944 m²** (uten trapperom)



1-B



D106



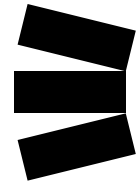
Planløsning 2. etg. – Alternativ A

Totalt antall arbeidsplasser: **42**

Totalt bruksareale: **1029 m²** (uten trapperom)



2-A



D106



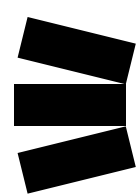
Planløsning 2. etg. – Alternativ B

Totalt antall arbeidsplasser: **68**

Totalt bruksareale: **1029 m²** (uten trapperom)



2-B



D106



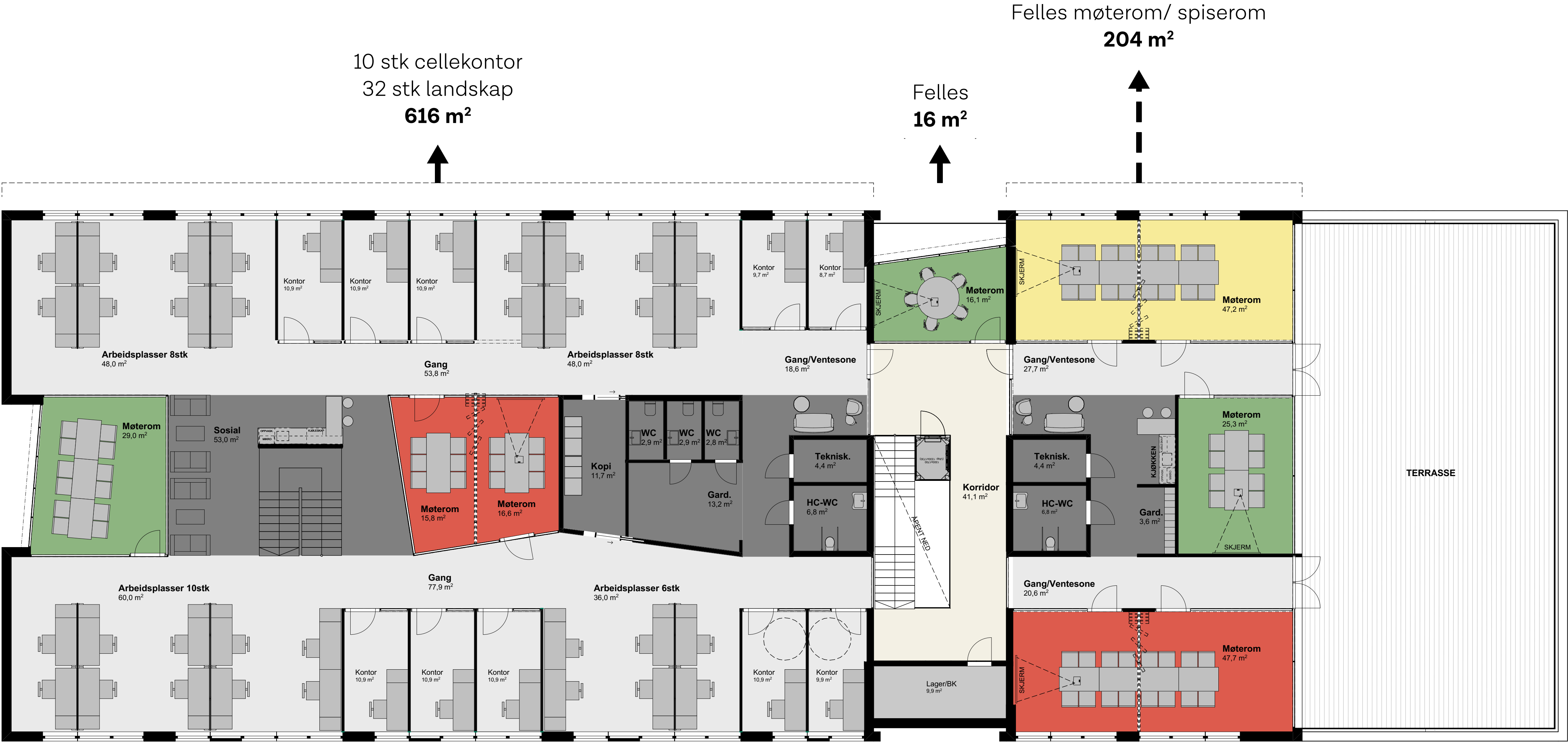
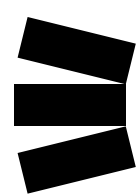
Planløsning 2. etg. – Alternativ C

Totalt antall arbeidsplasser: **62**

Totalt bruksareale: **1029 m²** (uten trapperom)



2-C



Planløsning 3. etg. – Alternativ A

Totalt antall arbeidsplasser: **42**

Totalt bruksareale: **836 m²** (uten trapperom)



3-A



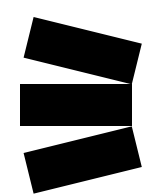
D106





D106





D106



110

Opptil 110 arbeidsplasser (bygg 1)

P

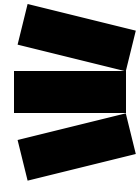
130

Opptil 130 p-plasser totalt

m²

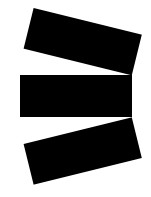
1865

Opptil 1865 m² for kontorplasser



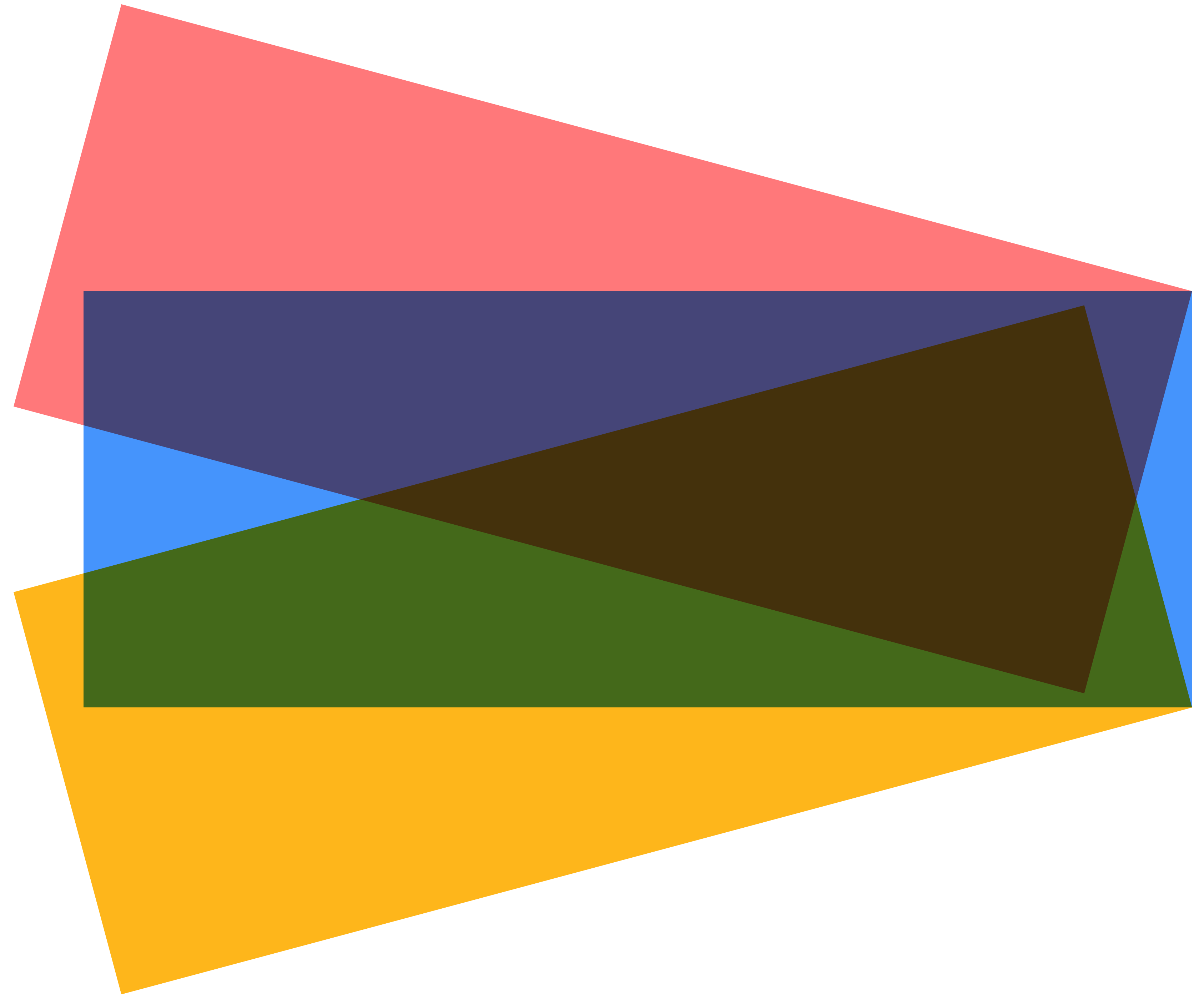
		A	B	C
Etasje	BRA	Kontorarbeidsplasser	Kontorarbeidsplasser	Kontorarbeidsplasser
3. etg	836	42	42	42
2. etg	1029	42	68	62
1. etg	0	0	0	0
Total	1865	84	110	104

Fordeling forslag A/B/C
Antall arbeidsplasser og bruksareale i bygg 1.



D106

Interiør/ funksjoner





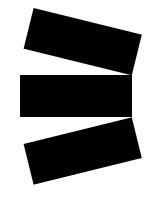
D106





D106

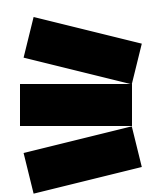




D106

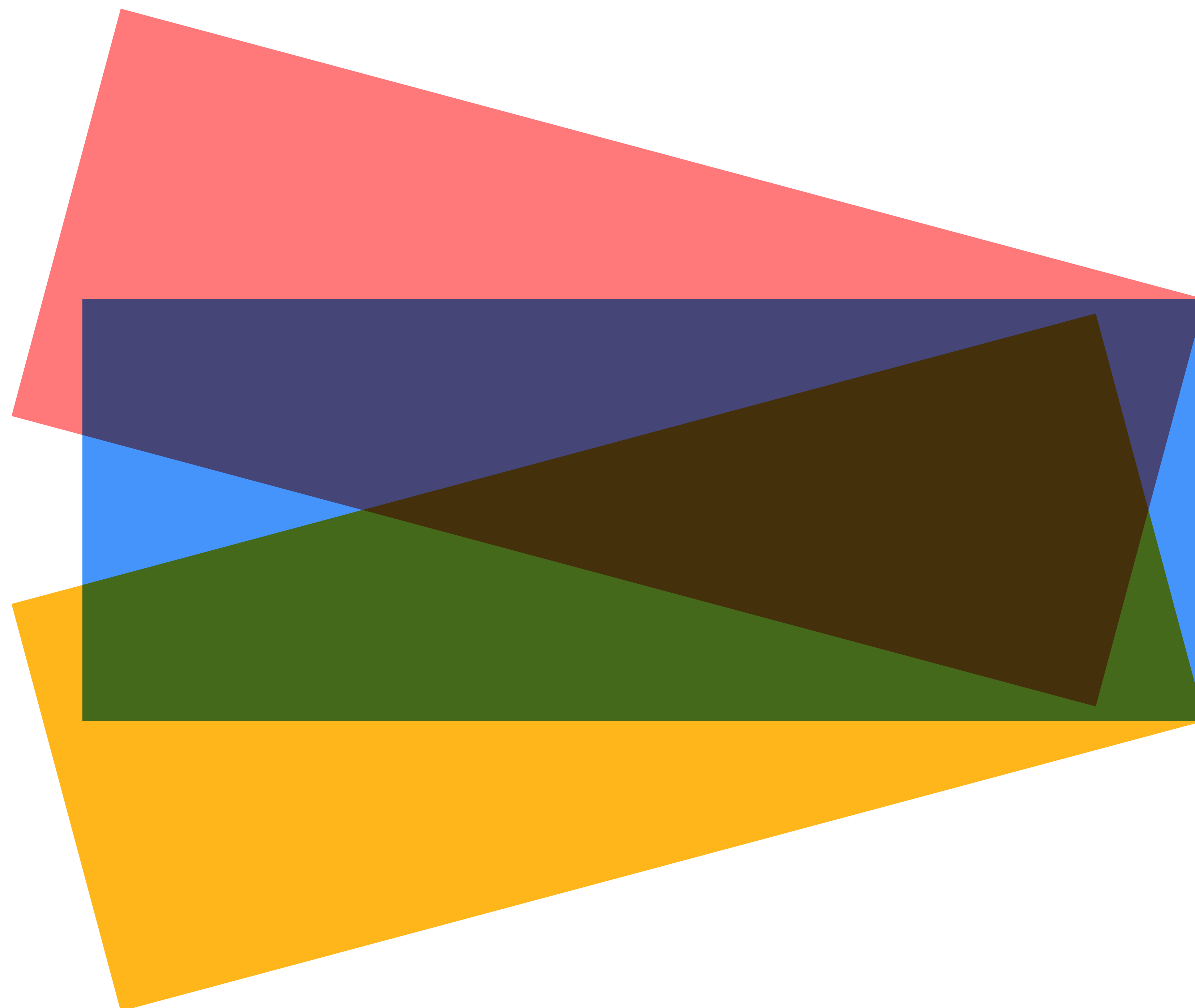
Næringsparken kan tilrettelegge for utleie av el-sykkel og el-bil slik at leietagere kan benytte seg av utslippsfri transport.

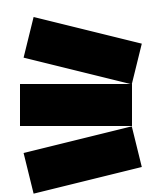




D106

Nøkkeltall





D106



Skien

🚗 15 min.



D106

Porsgrunn

🚗 5 min.



Langesund

🚗 25 min.



Larvik

🚗 25 min.



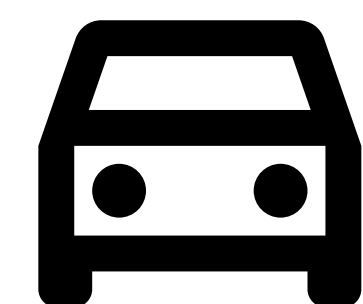
Sandefjord

🚗 35 min.

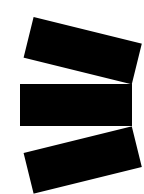


Tønsberg

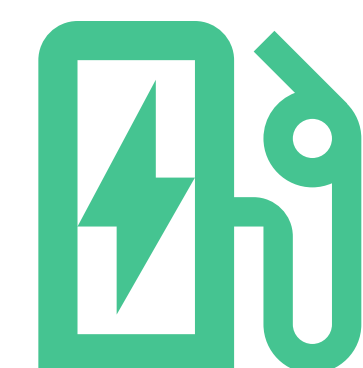
🚗 50 min.



Avstand
bil



D106



**GRØNN
KONTAKT**

⌚ 6 min.

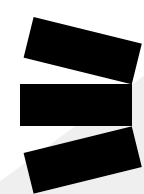
FORTUM

⌚ 5 min.

**CIRCLE K +
TESLA SUPER-
CHARGER**

⌚ 11 min.

Ladepunkt el-bil



D106



🕒 12 min.

Nærhet til E-18



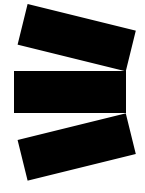
D106





D106

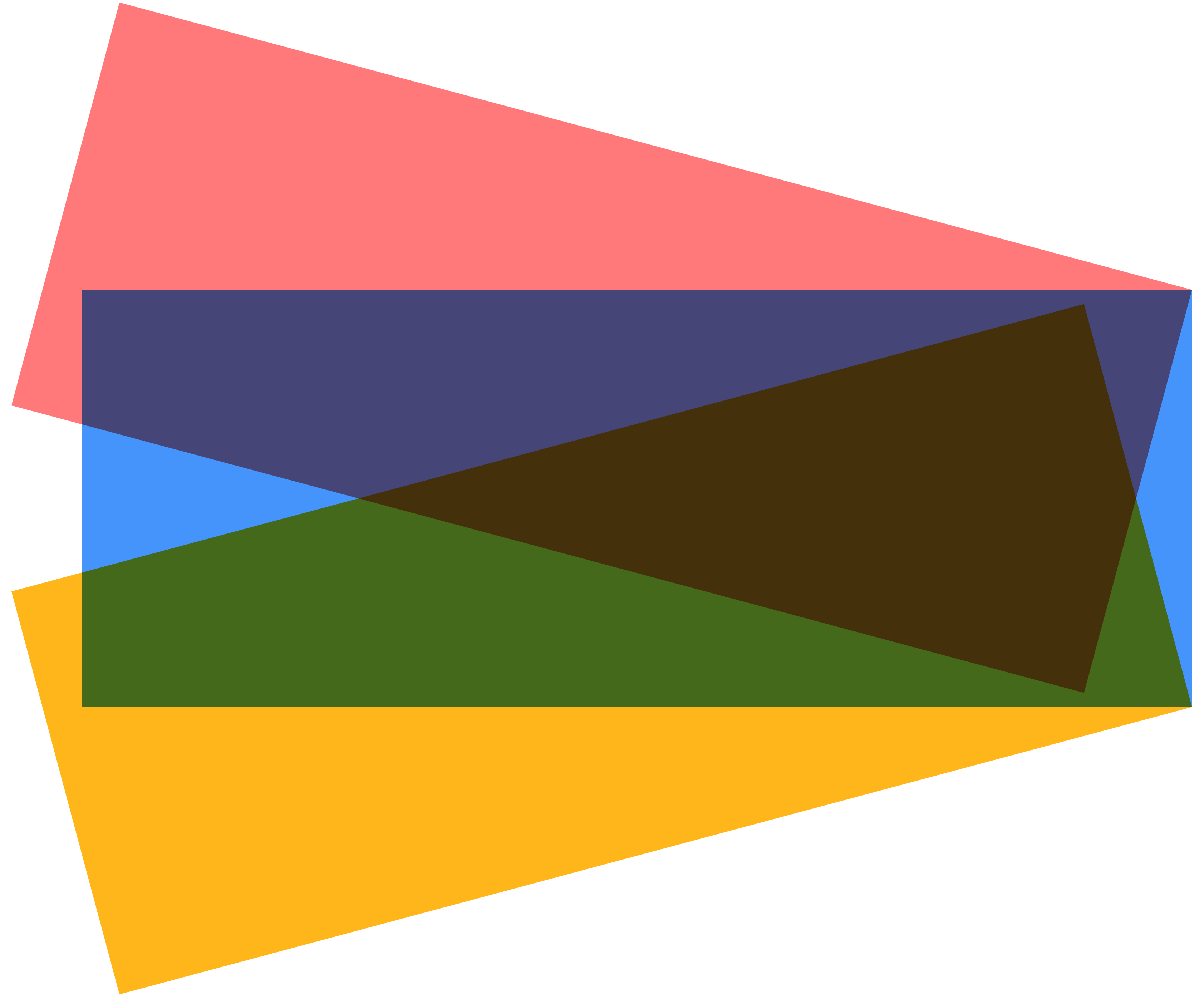




D106

Takk!

Drangedalsvegen 106
Porsgrunn



ETN
Grafisk

3D
HUSET

ADAPT
GRAPHIC DESIGN AS

Prosjekteier | Drangedalsvegen 106 AS
Arkitektør | Adapt Arkitektør
Illustrasjoner | 3D-huset
Grafisk design | ETN Grafisk