



## Salo

The Salo property is a green field property situated in Kista/Akalla just north of Stockholm City. It is located on Esbogatan right across the road from Interxion's Stockholm data center.

The submitted zoning plan, expected to be approved by July 1 2017, foresees construction rights for 20 000 - 30 000 m<sup>2</sup> of gross floor area with a building area of 10 000 m<sup>2</sup>. The expected construction rights allow for offices or light industry, including a data center.

Fortum Värme's Data Center Cooling as a Service chilled water plant will be located next to the property and will provide up to 24 MW chilled water cooling capacity to the site with heat recovery.

As from contract, the following lead times apply:

- One or two physically separated chilled water connections to the site: 6 months

Following a complete request for building permission, a permission can typically be issued within 10 weeks.

### Property name

**Salo**

### Address

**Esbogatan**

### Status

**Greenfield**

### Construction rights

**20 000 - 30 000 m<sup>2</sup>**

### For sale/rent

**Negotiable**

### Chilled water cooling capacity

**Up to 24 MW**

### Heat recovery

**Yes**

### Location

**Kista/Akalla**

### GPS Coordinates

**59.420814,  
17.919918**

### Plot of Land Area

**20 000 m<sup>2</sup>**

### Max. building height

**20 m**

### Property Owner

**City of Stockholm**

### Chilled water temp.

**19 °C**

### Dark fiber

**Yes**

## Power supply

The power supply of Data Park Kista is arranged from two substations, Hägerstalund and Husby.

The primary power supply to the Northern part (Vanda 1, Vanda 2 and Salo properties) is provided from Hägerstalund located 800 m away. Power can be arranged through either an 11kV or 33 kV connection.

For 11 kV, the following apply:

- Currently available capacity is 3.2 MW via existing power lines (no redundant feed)
- Redundant feed with additional 9 MW can be ordered and connected from Q4 2019
- Another 11 kV connection can be arranged from Husby

located 1 700 m from the area. Redundant feed of 14 MW can be ordered and connected from Q1 2018. This capacity may also be used by properties in the Southern part (Varmvattnet 5 and Aura 1 properties)

For 33 kV, the following apply:

- More than 20 MW of power from Hägerstalund is available from Q4 2018

Additional capacity

For both the Northern and Southern parts, additional capacity on 11 kV (more than 20 MW) can be arranged from a new substation in the Northern area following sufficient validated demand.



## Stockholm Data Parks

Stockholm Data Parks is a cooperation between the City of Stockholm, Fortum Värme, Ellevio and Stokab. We bring together and ensure coordination of the fundamental infrastructure elements to minimize your cost and time to market:

- Ready to build land or suitable premises
- Power infrastructure at the premises
- Chilled water cooling for free in exchange for your waste heat, which we reuse
- Dark fiber at the premises
- Expedient processes for necessary building permissions

The offering targets investors considering to build data centers of 5 MW and above.



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