



Vanda 2

Vanda 2 is a green field property situated in Kista/Akalla just north of Stockholm City. It is located on Vandagatan next to Interxion's Stockholm data center.

The zoning plan contains rights to construct a building with a total gross floor area of 12 000 m² with a building area of 4 200 m². The construction rights allow for offices or light industry, including a data center. A process has been initiated to optimize the current zoning to data center requirements.

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

Vanda 2

Address

Vandagatan 3

Status

Greenfield with construction rights

Construction rights

12 000 m²

For sale/rent

Negotiable

Chilled water cooling capacity

Up to 24 MW

Heat recovery

Yes

Location

Kista/Akalla

GPS Coordinates

59.420377,
17.916791

Plot of Land Area

10 712 m²

Max. building height

11 and 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 11 kV 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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