



Varmvattnet 5

Varmvattnet 5 is a greenfield property situated next to Fortum Värme's Kista/Akalla production plant just north of Stockholm City. It is located on Esbogatan 4.

The zoning plan contains rights to construct a building with a total gross floor area of 8 800 m², being revised to 10 600 m², on a land area of 9 175 m². The construction rights allow for offices or light industry, including a data center.

Fortum Värme's Data Center Cooling as a Service chilled water plant is located next to the property and will provide up to 10 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

Varmvattnet

Address

Esbogatan 4

Status

Greenfield with construction rights

Construction rights

10 600 m²

For sale/rent

Negotiable

Chilled water cooling capacity

Up to 10 MW

Heat recovery

Yes

Location

Kista/Akalla

GPS Coordinates

59.41565,
17.92980

Plot of Land Area

9 175 m²

Max. building height

38-40 m

Property Owner

Fortum Värme

Chilled water temp.

19 °C

Dark fiber

Yes

Power supply

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

The primary power supply to the Southern part (Varmvattnet 5 and Aura 1 properties) of Data Park Kista is provided from the substation Husby located 800 m from the property. Power can be arranged through an 11 kV connection.

For 11 kV, the following apply:

- Redundant feed of 14 MW can be ordered and connected from Q1 2018. This capacity may also be ordered by the Northern part (Vanda 1, Vanda 2 and Salo properties)

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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