



## Industrial space

7 670 m<sup>2</sup>, Olomouc, Litovel

Ask for price





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<b>Total area</b>	7 670 m <sup>2</sup>
<b>Available area for rent</b>	7 670 m <sup>2</sup>
<b>Ceiling height</b>	12.5 m
<b>Floor loading capacity</b>	12 t/m <sup>2</sup>
<b>Column grid structure</b>	—
<b>Structure</b>	Reinforced concrete structure
<b>PENB</b>	C
<b>Reference number</b>	102273

**6,750 sq.m.** of production, warehouse and **920 sq.m.** of office space for lease in Litovel. Thanks to its location, the park is suitable for national and international activities. The premises are suitable for light manufacturing, logistics centres and warehousing. It offers a high standard and the facilities can be tailored to the client's requirements.

### Location:

The Park is located at the exit 248 the expressway R35 between Olomouc and Hradec Králové. Expressway will become one of three main arteries of the motorway network in the Czech Republic after finishing. The industrial building is well equipped by networks, connected to the railway and it has very good access to the border with Poland, Slovakia and Austria. In 2013, Litovel was established as the best city for business in the Olomouc region.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- 24/7 security service
- Sufficient parking space

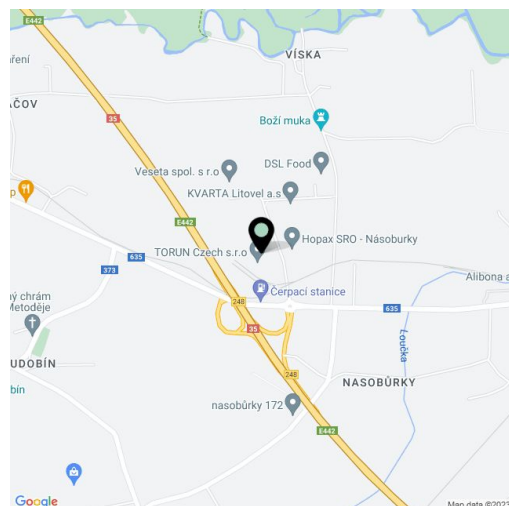
### Warehouse/Industrial space:

- 6 drive ins
- 4 ramps
- Floor loading capacity 8-12 T/sq.m
- Clear height 10 - 12,5 m
- Column grid structure 12x24 m
- Electrical connection is at least 7 MW
- The ground is supplied by high quality drinking water
- Capacitive connection by gas
- The hall has the option of a railway siding
- Readiness for crane ways with capacity up to 40 t

### Office:

- air-conditioned offices, cloakrooms, dining room, showers, toilets

Lessee pays no commission.



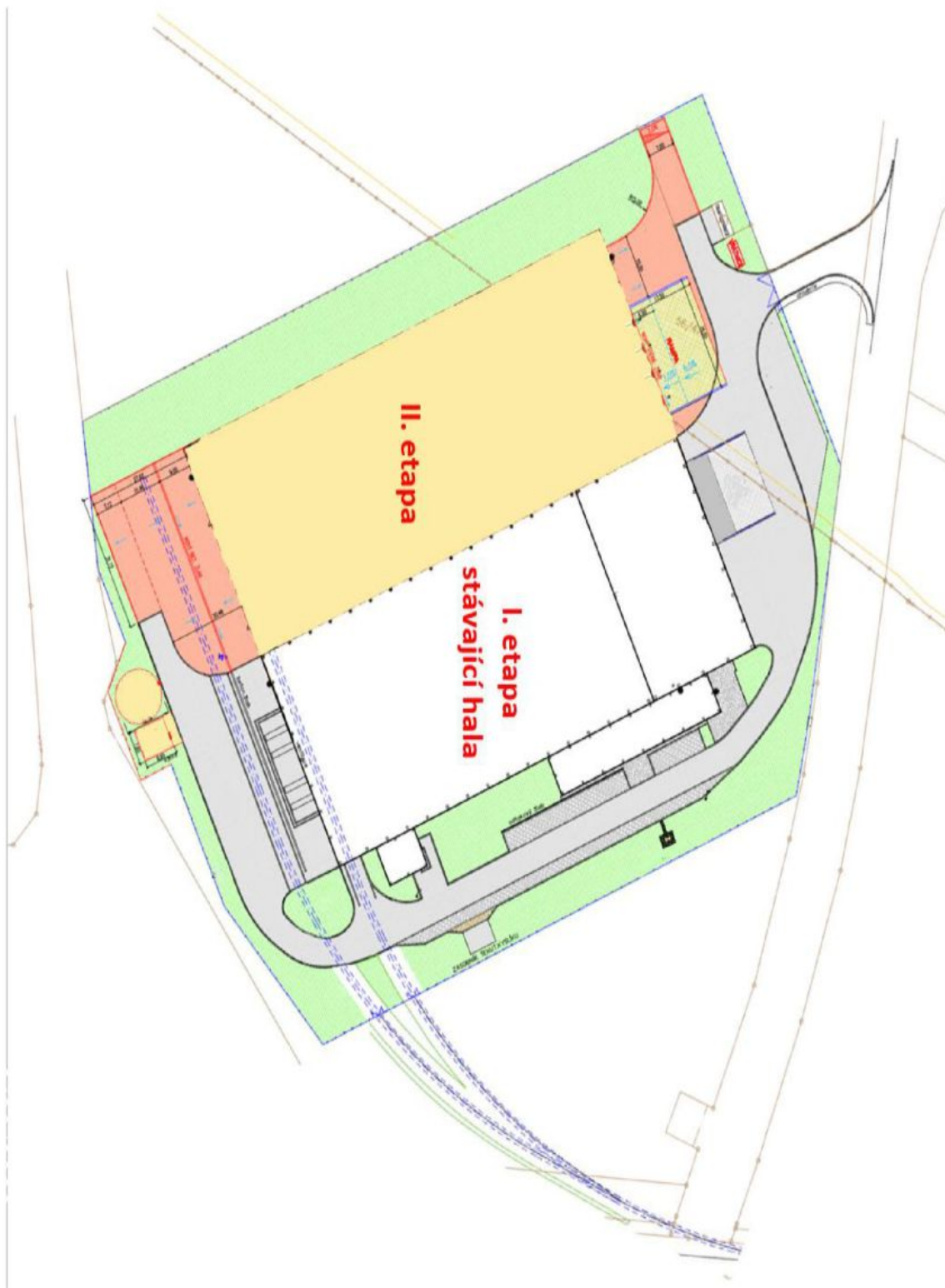




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