



## Industrial space

5 437 m<sup>2</sup>, Praha-západ, Chrášfany, Severní

Ask for price





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Total area	5 437 m <sup>2</sup>
Available area for rent	5 437 m <sup>2</sup>
Office area	333 m <sup>2</sup>
Ceiling height	10 m
Floor loading capacity	5 t/m <sup>2</sup>
Column grid structure	—
Structure	Reinforced concrete structure
PENB	C
Reference number	102687

**5,104 sq.m.** of industrial, warehouse and **333 sq.m.** of office space for rent in Chrášťany. The premises are suitable for logistics, distribution, warehousing and light manufacturing. To move in 11 months after signing the contract.

### Location:

The area enjoys a premium location close to major arteries, transport hubs and nodes, and consumption centers. At the entrance to the Prague ring road and adjacent to the D5 motorway, the park is an ideal distribution hub for domestic and international services. Prague city center is just a 25-minute drive away (13 km) and the airport 10 minutes away (6 km). B-line metro station Zličín, is five minutes by car or bus.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Dedicated property management team
- Technical support on site
- Ample parking spaces
- Gas station
- Retention pond
- Smart metering system
- CCTV
- BREEAM cerification

### Industrial/Warehouse space:

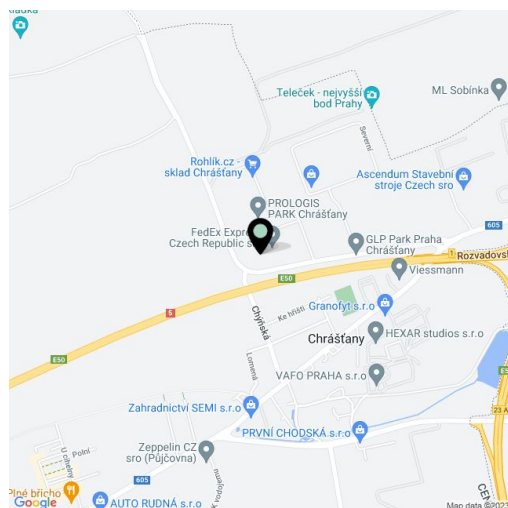
- Floor loading capacity 5 T/sq.m
- Clear height 10 m
- Wide manoeuvring truck court
- Loading docks
- Drive-in doors
- External LED lighting
- Column grid structure 24x12 m
- ESFR sprinkler system

### Office:

- Office space according to client requirements

**Available from Q3/2024.**

Lessee pays no commission.





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