



## Industrial park

52 000 m<sup>2</sup>, Pardubice, Pardubice, Nádražní

Ask for price





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|                                |                               |
|--------------------------------|-------------------------------|
| <b>Total area</b>              | 52 000 m <sup>2</sup>         |
| <b>Available area for rent</b> | 22 100 m <sup>2</sup>         |
| <b>Ceiling height</b>          | 10.2 m                        |
| <b>Floor loading capacity</b>  | 5 t/m <sup>2</sup>            |
| <b>Column grid structure</b>   | —                             |
| <b>Structure</b>               | Reinforced concrete structure |
| <b>PENB</b>                    | A                             |
| <b>Reference number</b>        | 103135                        |

The brand new park offers production, warehouse and office space for rent. The modern complex of approximately 52,000 sq.m. provides energy-efficient space (category A), which is suitable for light manufacturing, logistics or warehousing. The internal layout and technology can be tailored to the tenants' needs.

### Location:

The park is a transport and economic part of the Pardubice - Hradec agglomeration. It is located near the city centre in the industrial and transport zone. It has excellent transport accessibility, both by road and by rail (Pardubice-Rosice railway station and public transport is on site).

### Facilities and services:

- Flexible units (warehouse / light production / office / showroom)
- On-site property management
- Building maintenance
- 24/7 availability
- Parking spaces

### Warehouse/manufacturing space:

- floor loading capacity 5 t/m<sup>2</sup>
- Clear height 10.2 m
- min. 1 direct entry to the unit
- 1 loading dock per 600 sq.m.
- Column grid structure 12 m x 22,5 m
- 250 Lux lighting
- ESFR spinkler system
- BREEAM certification

### Offices:

- Office space according to the client's requirements

Lessee pays no commission.



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