



## Industrial space

3 500 m<sup>2</sup>, Pardubice, Pardubice, Nádražní

Ask for price





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<b>Total area</b>	3 500 m <sup>2</sup>
<b>Available area for rent</b>	3 500 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>	103136

**3,500 sq.m.** of production, warehouse and office space for lease in the brand new industrial park. 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

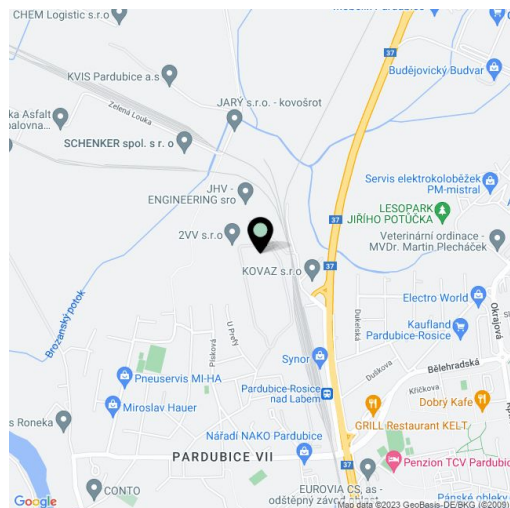
### Warehouse/manufacturing space:

- 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 sprinkler system
- BREEAM certification

### Offices:

- Office space according to the client's requirements

Lessee pays no commission.





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