



## Industrial space

6 237 m<sup>2</sup>, Prague 9, Běchovice, Podnikatelská

Ask for price





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<b>Total area</b>	6 237 m <sup>2</sup>
<b>Available area for rent</b>	6 237 m <sup>2</sup>
<b>Ceiling height</b>	12 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>	G
<b>Reference number</b>	103994

**6,237 sq.m.** of industrial premises for lease in a modern technological and logistics park located in the eastern part of Prague in the village of Běchovice. The offer consists of 2 buildings with a total leasable area of over 12,000 m<sup>2</sup>, which can be used as production and warehouse space, showrooms, company headquarters, research facilities, training centers and offices.

### Location:

The site is located in close proximity to the D11 and D10 motorways and the Prague ring road. It is easily accessible by public transport 10 min by bus from metro station B Černý Most, train station - 15 min on foot or 2 min by bus.

### Facilities and services:

- Specification of premises according to client's requirements, variable units from 1 000 sq.m.
- Low energy modern "A class" buildings with BREEAM certification
- 24/7 building security
- Car charging stations
- Roof preparation for solar panels
- Green rest areas and bike racks

### Storage/industrial areas:

- Floor loading capacity 5 t/sq.m.
- Clear height up to 12 m
- Column module 12 m x 24 m
- LED lighting
- Infrared heaters or attic saunas

### Offices:

- Variable layout of the office building according to the client's requirements

**Available from Q1-Q2/2025.**

Tenant does not pay commission.





