



## Industrial space

7 410 m<sup>2</sup>, Praha-východ, Klecany, Parkerova

Ask for price





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|                                |                               |
|--------------------------------|-------------------------------|
| <b>Total area</b>              | 7 410 m <sup>2</sup>          |
| <b>Available area for rent</b> | 7 410 m <sup>2</sup>          |
| <b>Office area</b>             | 131 m <sup>2</sup>            |
| <b>Ceiling height</b>          | —                             |
| <b>Floor loading capacity</b>  | —                             |
| <b>Column grid structure</b>   | —                             |
| <b>Structure</b>               | Reinforced concrete structure |
| <b>PENB</b>                    | G                             |
| <b>Reference number</b>        | 104041                        |

**7,307 sq.m.** of industrial and **132 sq.m.** of office space (including **13 sq.m.** of mobile containers) for lease in an industrial park situated 10 minutes from the city center (from Prague).

### Location:

The industrial park is situated 10 minutes from Prague's city center, exit 1 (Zdiby) on D8 highway (Prague – Drážďany – Berlín). The park is reachable by public buses (370, 372) – connection to Kobylisy metro station (line C).

### Features and Services:

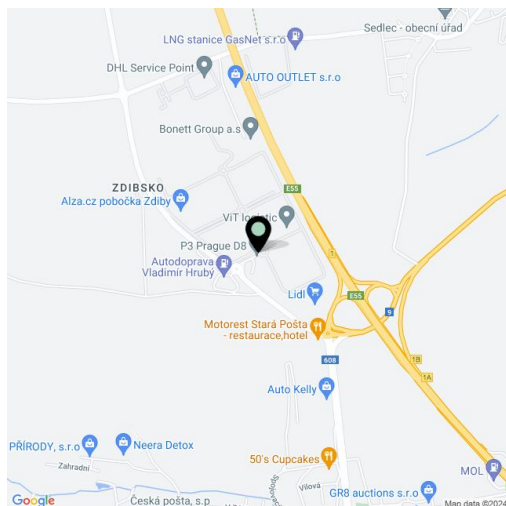
- Great visibility from D8 highway
- 24 hours security, fenced area
- Canteen available in the park
- Health care available in the park
- Parking space for cars and trucks

### Office:

- Flexible office layout
- Air-conditioning

### Industrial/Warehouse space:

- Flexible layout with units from 960 sq.m.
- Min.1 loading dock per 850 sq.m
- Floor loading capacity 5 T/sq.m
- Clear height 10 m
- Truck yard 35 m
- Column grid structure 20x12 m
- Sprinkler system



Rental and service charges listed without VAT. Lessee pays no commission.







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