



# Industrial space

6 563 m<sup>2</sup>, Litoměřice, Lovosice, Terežínská

Ask for price





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**Ask for price**

<b>Total area</b>	6 563 m <sup>2</sup>
<b>Available area for rent</b>	6 563 m <sup>2</sup>
<b>Office area</b>	315 m <sup>2</sup>
<b>Ceiling height</b>	10 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>	B
<b>Reference number</b>	104046

This new industrial park offers **6 248 sqm** of industrial, warehouse and **315 sqm** of office premises for lease located in city Lovosice 50 km from Prague. The project will consist of 4 warehouse buildings.

### Location:

Strategic location on D8 highway (Prague – Ústí nad Labem - Dresden), EXIT 45. Lovosice centre 1 km. Bus stop on site.

### Features and Services:

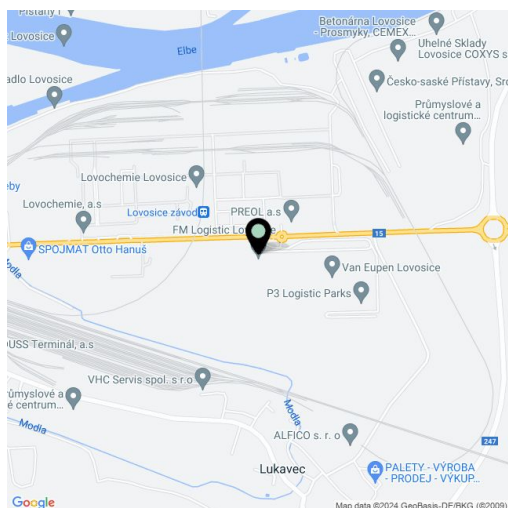
- 24/7 manned security in the area
- Park maintenance

### Warehouse/Industrial space:

- Flexible layout with units from 1,500 sqm to large warehouse space up to 90,000 sqm
- Min.1 loading dock per 800 sqm
- Drive – in access
- Floor loading capacity 5-8 t/sqm
- Clear height 6-10 m
- Truck yard 35-45 m
- Column grid structure 24x12 m
- Possible cross docking
- Infa-heating or heating blowers
- Sprinkler system

### Office:

- Flexible office layout
- Air-conditioning



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

