



## Industrial space

3 478 m<sup>2</sup>, Plzeň-sever, Myslinka, Myslinka

Ask for price





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|                                |                               |
|--------------------------------|-------------------------------|
| <b>Total area</b>              | 3 478 m <sup>2</sup>          |
| <b>Available area for rent</b> | 3 478 m <sup>2</sup>          |
| <b>Office area</b>             | 184 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>        | 104061                        |

**3,294 sqm** of industrial and **184 sqm** of office space for lease in Pilsen-North. Premises are suitable for light manufacturing, logistics or retailers and can be built on a turnkey basis according to the client's wishes.

### Location:

The park is located approximately 12 km from Plzeň city centre, on exit 93 of the D5 motorway (Prague – Plzeň – Germany), on the edge of village Myslinka. The bus stop is located directly on the premises. Railway station 4 km and Cargo rail terminal 3 km from the park.

### Features and Services:

- High standards of buildings

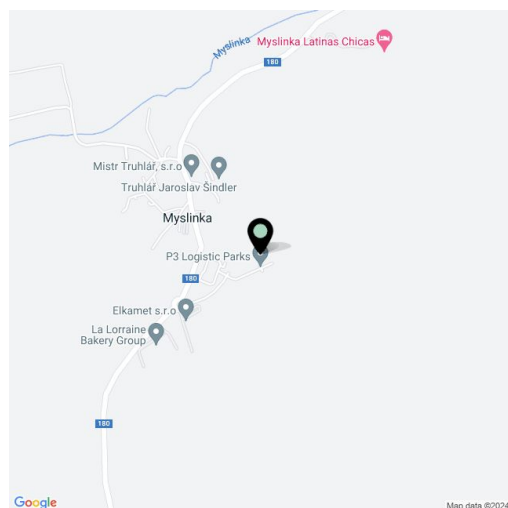
### Industrial/Warehouse space:

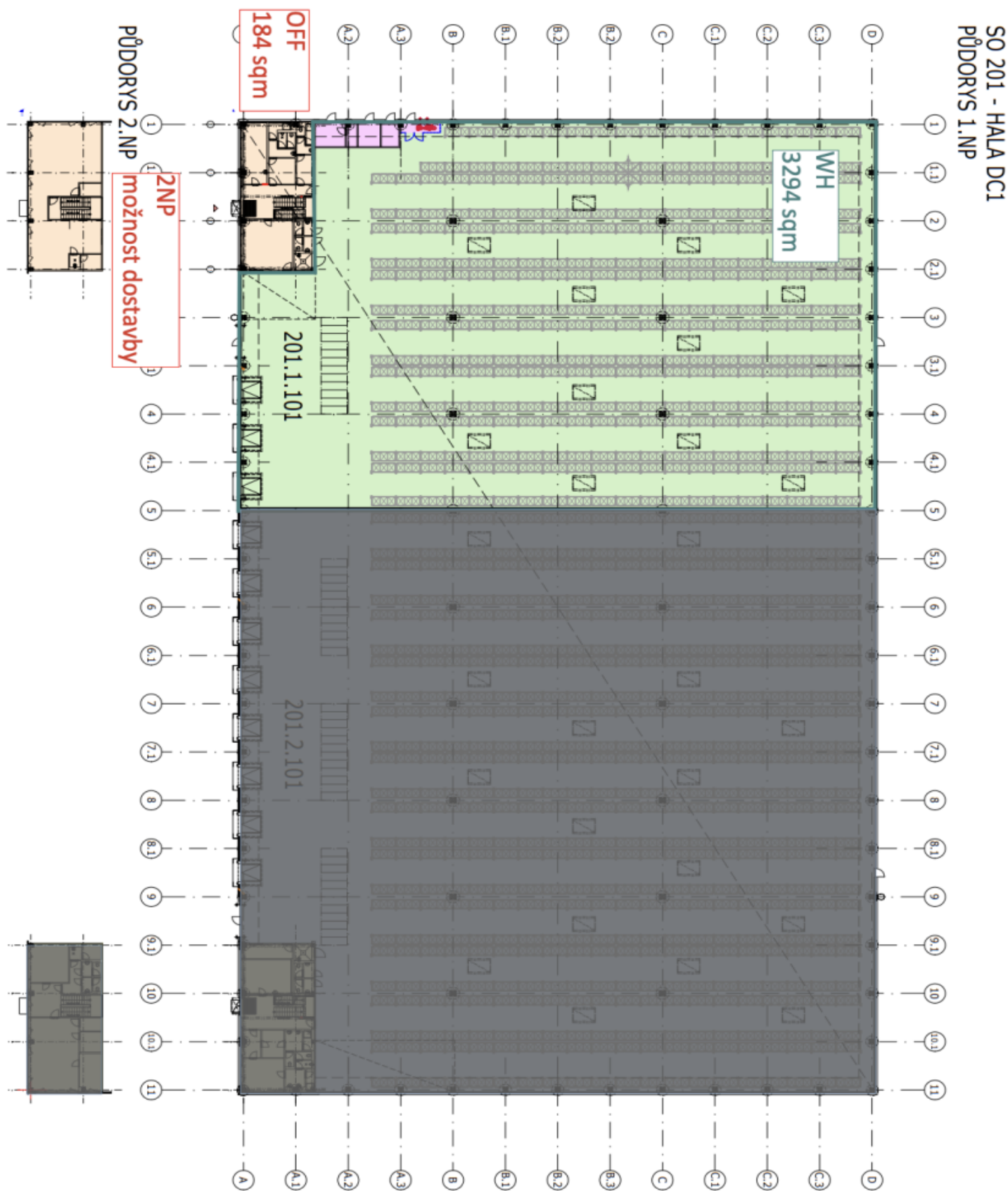
- Turn-key concept
- Flexible unit layouts with units from 3,000 sqm
- Floor loading capacity: 5 t/sqm
- Clear height of storage areas: 10 m
- Column module: 24 × 12 m
- A minimum of 1 loading ramp with one loading bridge per 1,000 sqm of warehouse area
- Truck yard: 35 m
- Possible cross-docking
- Intelligent Lighting– average lighting level 200 LUX
- Infra heating, water heating, gas blowers
- Sprinkler system (ESFR)

### Office:

- Flexible office layout

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



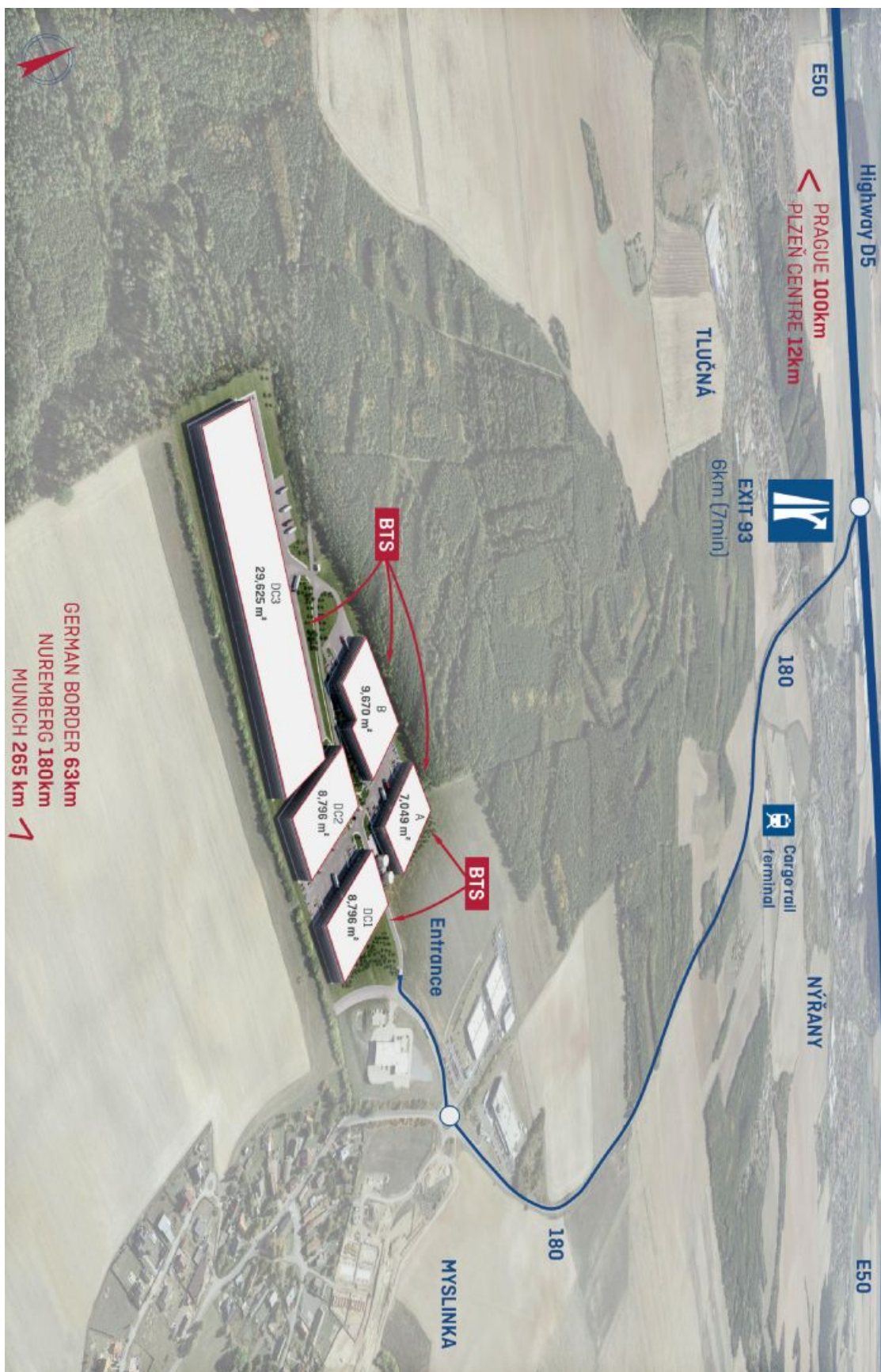


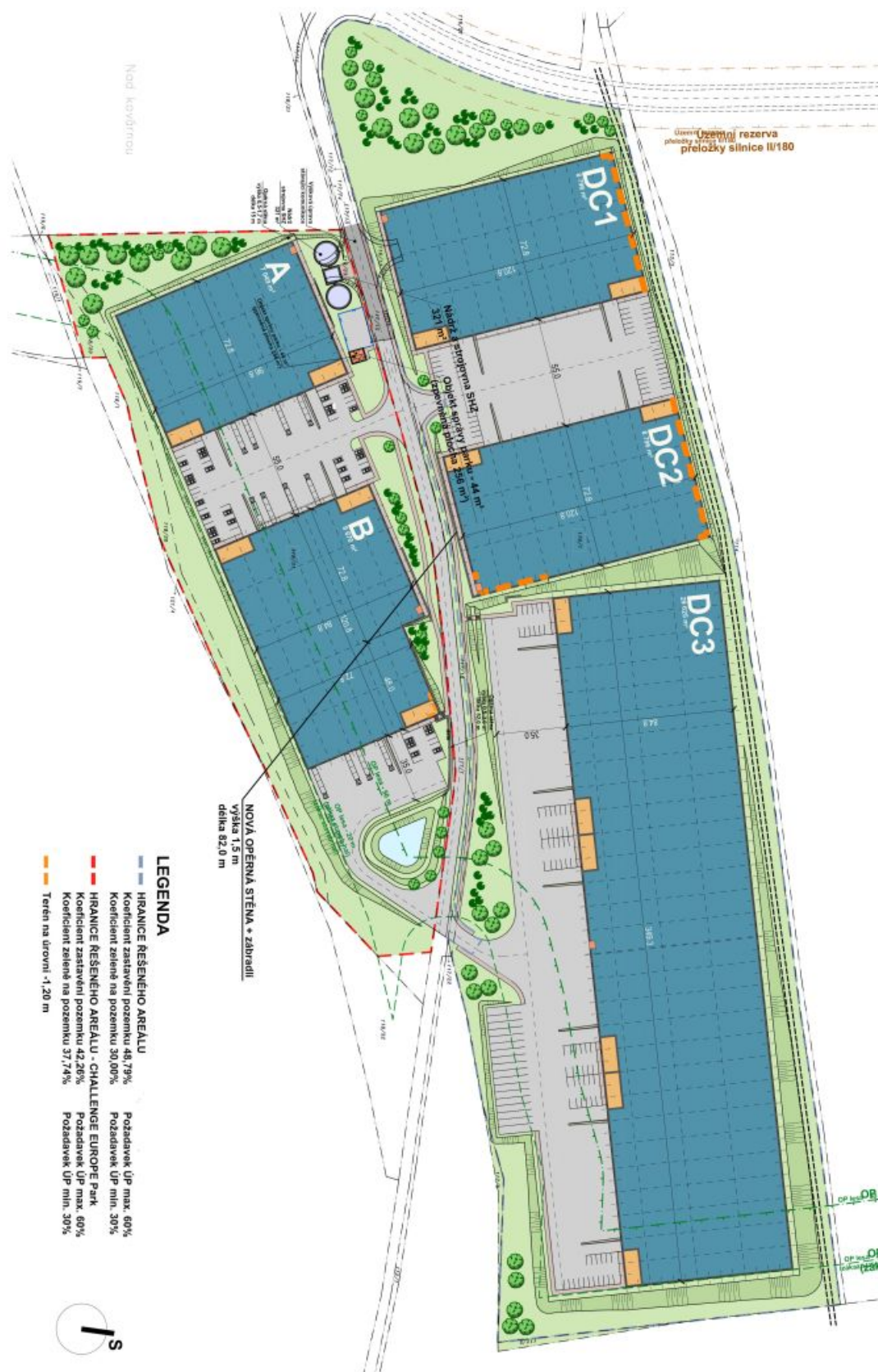


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