



## Industrial space

3 476 m<sup>2</sup>, Plzeň-sever, Myslinka, Myslinka

Ask for price





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<b>Total area</b>	3 476 m <sup>2</sup>
<b>Available area for rent</b>	3 476 m <sup>2</sup>
<b>Office area</b>	193 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

**3,284 sq.m.** of industrial and **193 sq.m.** 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. Available within 12 months after signing the contract.

### 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

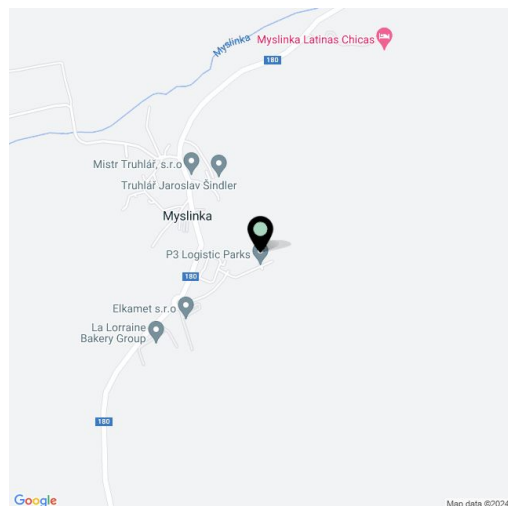
### Industrial/Warehouse space:

- Turn-key concept
- Flexible unit layouts with units from 3,000 sq.m.
- Floor loading capacity: 5 t/sq.m.
- 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 sq.m. 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:

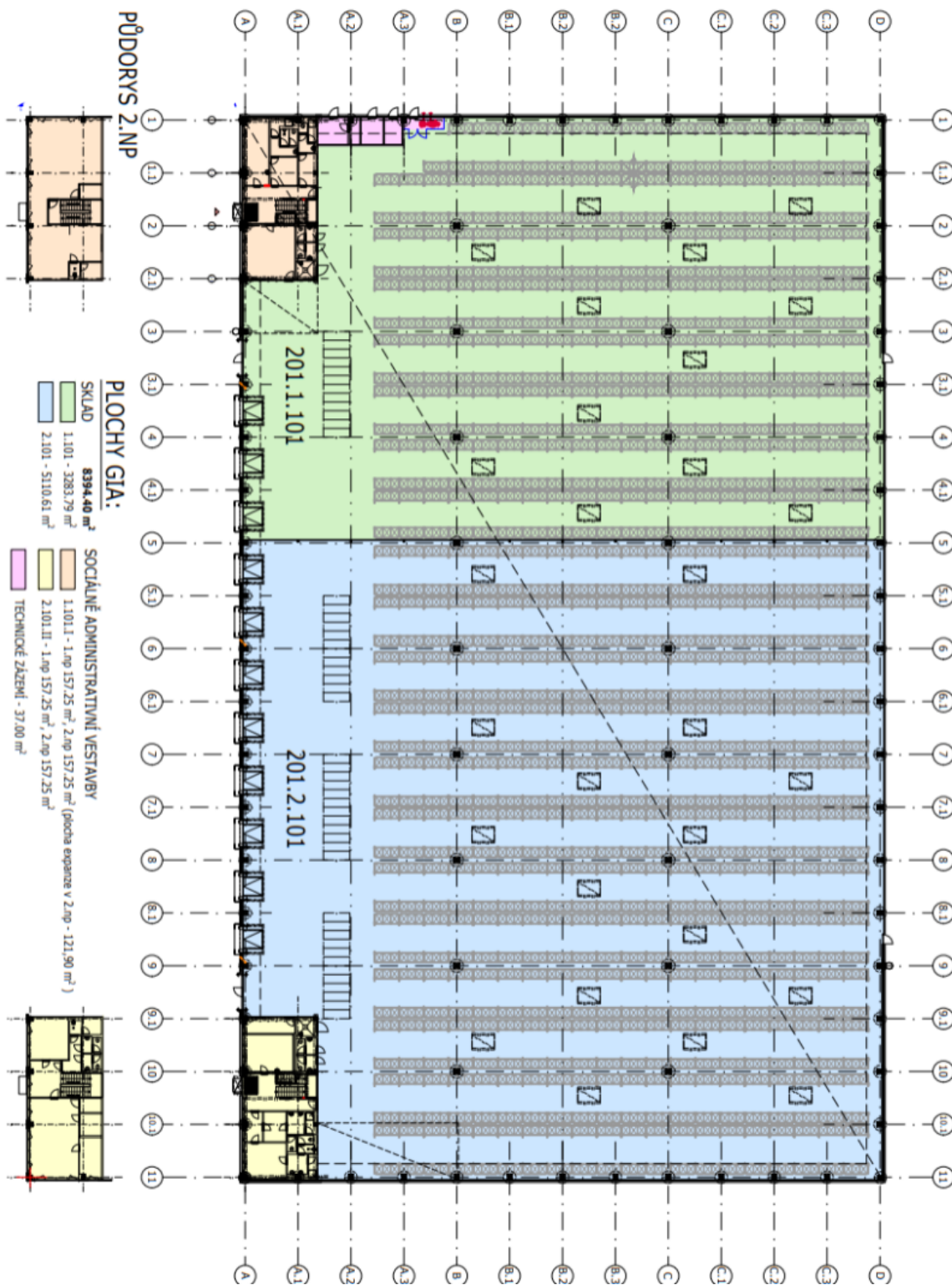
- Flexible office layout
- Air-conditioning

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





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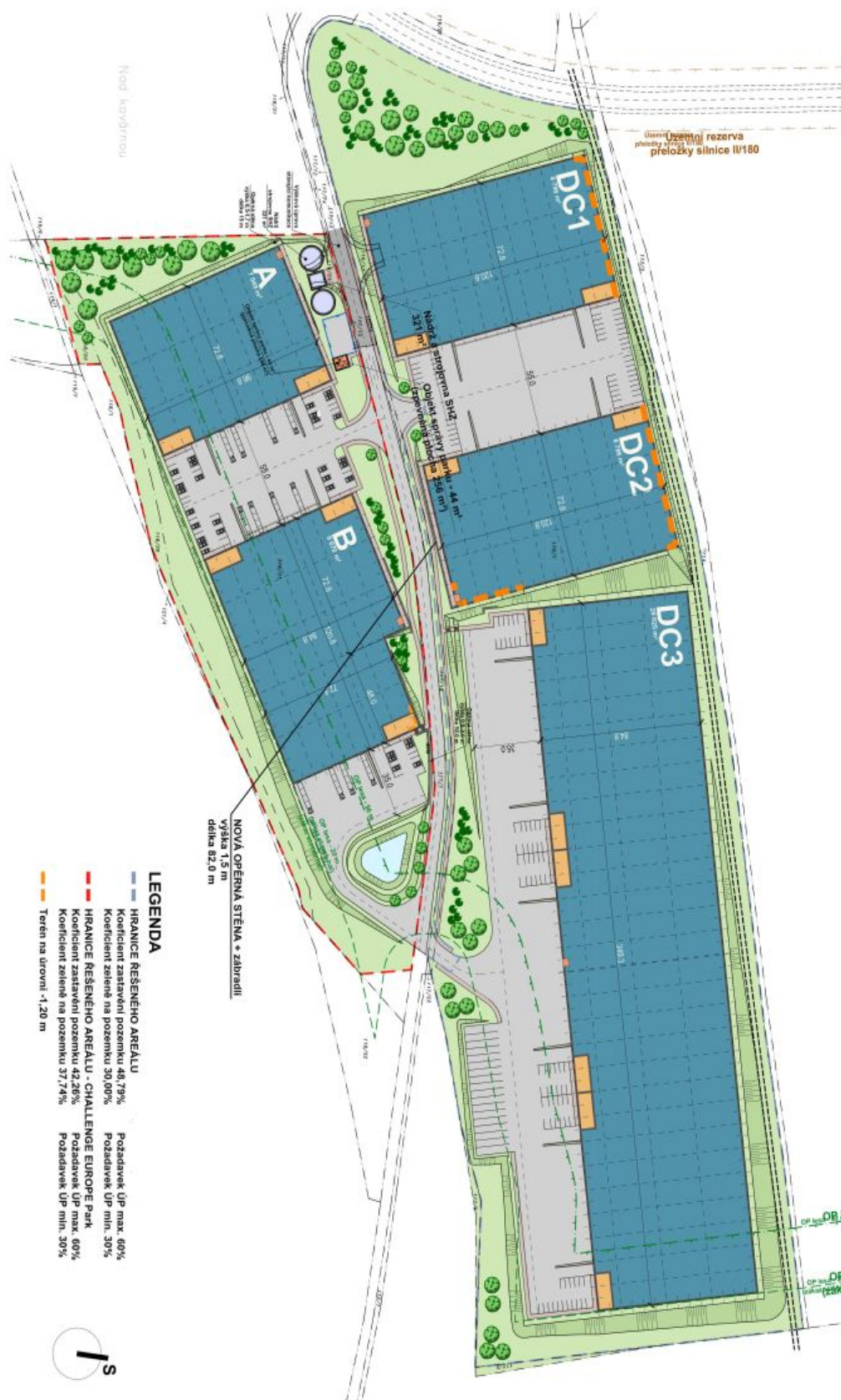


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