



## Industrial space

20 954 m<sup>2</sup>, Beroun, Cerhovice, Plzeňská

Ask for price





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<b>Total area</b>	20 954 m <sup>2</sup>
<b>Available area for rent</b>	20 954 m <sup>2</sup>
<b>Ceiling height</b>	10.5 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>	104139

**20,954 sq.m.** of A class industrial, warehouse and office space for lease approx. 40 km from Plzeň. Thanks to its location the park is suitable for domestic and also international activities. The premises are suitable for industrial centers and light manufacturing, offer a high standard of equipment, and can be designed based on specific requests and requirements. Available within 9 months after signing the contract.

### Location:

Central location on the E50/D5 motorway between Prague (50 km) and Plzeň (40 km). Ideal for logistics, supply chains and light manufacturing. Strategic location and direct motorway access for rapid deliveries to wholesalers, retailers and end-consumers. Large-scale facilities and available land for expansion.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- 24/7 security service and CCTV
- Park maintenance
- Sufficient parking space
- High standard of building

### Warehouse/Industrial space:

- 1 hydraulic ramp at about 600 m<sup>2</sup>
- Min. 1 direct entry to the unit
- Dimension of entrance gate 4 x 4,5 m
- Floor loading capacity 5 T/sq.m
- Clear height 10,5 m
- Column grid structure 12x24 m
- LED Light
- Sprinkler system
- Utility connections (water, sewage, gas, electricity)

### Office:

- Turn key office
- Clear height 2,75m
- Air-conditioning
- External blinds

Lessee pays no commission.





