



## Industrial space

1 318 m<sup>2</sup>, Brno-město, Brno - Líšeň, Trnkova

Ask for price





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<b>Total area</b>	1 318 m <sup>2</sup>
<b>Available area for rent</b>	1 318 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>	104185

**1,318 sq.m.** of industrial, warehouse and office space for lease in the industrial park. Due to its location just inside the Brno ring road, the park is ideal for light manufacturing, retail, research and small logistics. The premises offer a high standard of equipment, and can be designed based on specific requests and requirements. All halls will be implemented in the BREEAM New Construction Building Certification System at least Excellent. The park will also include charging stations for electric vehicles. Within the park, solar energy will be used as a secondary source of electricity for the purpose of covering energy needs, individual tenants or the park itself.

### Location:

The park is located on the eastern outskirts of Brno, about 10 minutes from the D1 motorway.

### 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

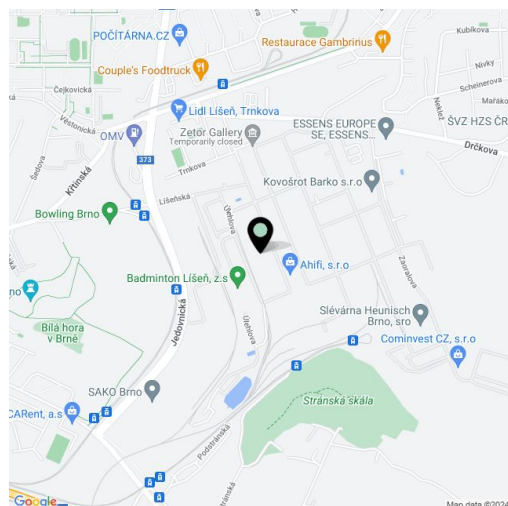
### Industrial/Warehouse space:

- Dock levelers & loading ramps
- Dimension of entrance gate 4x4,5 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 2,75 m
- Air-conditioning
- External blinds

Lessee pays no commission.





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