



## Industrial space

6 368 m<sup>2</sup>, Ústí nad Labem, Přestanov, Přestanov

Ask for price





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<b>Total area</b>	6 368 m <sup>2</sup>
<b>Available area for rent</b>	6 368 m <sup>2</sup>
<b>Office area</b>	2 106 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>	G
<b>Reference number</b>	104442

**4,262 sqm** of A-Class industrial and **2,106 sqm** of office space for lease in an industrial zone close to Ústí nad Labem. On an area of more than 133,000 sqm, approximately 39,000 sqm, premises will be built, which can be divided from 1,000 sqm to large centers, tailored to the customer. The premises are suitable for light industry, logistics or business activities.

### Location:

The park is located in the village of Přestanov, close to the E13 connecting Teplice with Děčín. The D8 motorway (E55), connecting Prague and Dresden, is less than 4 km from the zone. Excellent access to the main roads and very good transport accessibility – regularly scheduled public buses.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Turnkey custom-made solutions
- Onsite property management
- Park maintenance
- High standard of building
- All infrastructure on site
- Excellent public transport
- Workforce availability

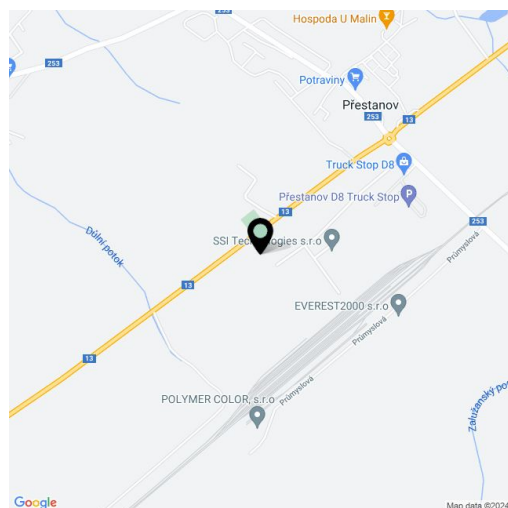
### Industrial/Warehouse space:

- Drive-in
- Ramps and gates (3.0 × 3.5 m)
- Fully automatic hydraulic levelling bridges with a loading capacity of 60 kN
- Floor loading capacity 5 T/sqm
- Clear height 10 m
- Column grid structure 12x24 m and 16x24 M
- Energy efficient lights with a light intensity of 200 Lux in the space between shelf units and 300 Lux in the picking area.

### Offices:

- All administrative space built to suit
- According to customer requirements, floor coverings are high-quality and durable carpets, tile or linoleum
- Air conditioning
- Sufficient parking space

Lessee pays no commission.





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