



## Industrial space

4 200 m<sup>2</sup>, Litoměřice, Lovosice, Průmyslová

Ask for price





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<b>Total area</b>	4 200 m <sup>2</sup>
<b>Available area for rent</b>	4 200 m <sup>2</sup>
<b>Office area</b>	200 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>	C
<b>Reference number</b>	104483

**4,000 sq.m.** of class A industrial, warehouse and **200 sq.m.** of office space for lease in the west of Prague near Jinočany. The premises can be adapted to the client's requirements and are intended for warehousing, light production or logistics.

### Location:

Park is located directly at exit 48 from the D8 highway (Prague - Dresden). There are 2 bus stops in the park. Regular bus lines connect the park with the town center and with the railway station that sits on the line between Prague and Usti nad Labem. The park has plenty of parking spaces for cars and trucks.

In Lovosice there is a fully equipped container rail and river terminal. The railway terminal provides services under the RoLa system - truck transport by rail.

### Features and Services:

- flexible units (warehouse / light production / office / showroom)
- 24/7 security
- outdoor CCTV system
- on-site parking for cars and trucks
- BREEAM certification

### Warehouse/Industrial space:

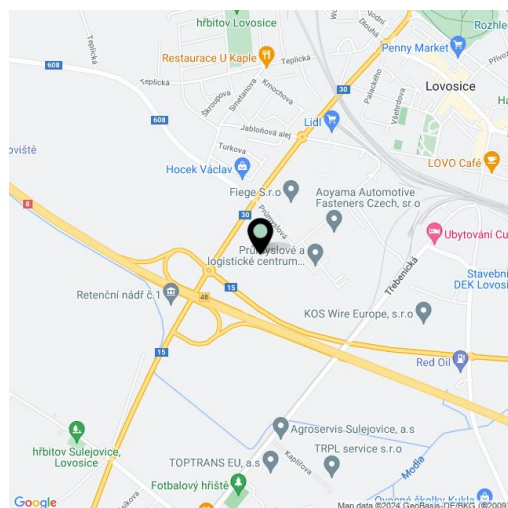
- Electric loading ramps
- direct entrances (drive-in)
- floor load capacity 5 t/m<sup>2</sup>
- ground clearance 10 m
- column module 12 x 24 m
- LED lighting
- heating in the warehouse - min +12 °C

### Office:

- Heating in offices - min +20°C
- Air-conditioning

**Available from Q1/2024.**

Lessee pays no commission.





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