



## Warehouse space

11 000 m<sup>2</sup>, Cheb, Cheb, Podhradská

Ask for price





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|                                |                               |
|--------------------------------|-------------------------------|
| <b>Total area</b>              | 11 000 m <sup>2</sup>         |
| <b>Available area for rent</b> | 11 000 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>        | 104771                        |

**11,000 sqm** of warehouse and office space for rent in Cheb. Category A premises are suitable for logistics or distribution. The internal layout of the premises can be adapted to the requirements of the tenant.

### Location:

The park is located in the immediate vicinity of the D6 motorway (exit 164), which is 8 kilometres from the border crossing to Germany Pomezí/Schirnding. A local railway line connects the adjacent German border areas (Selb, Hof) with the Czech regions of Cheb and Sokolov. The connection between Park, Cheb and Sokolov is provided by regular public transport.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- Accessibility 24/7
- 428 parking spaces
- 42 truck parking spaces

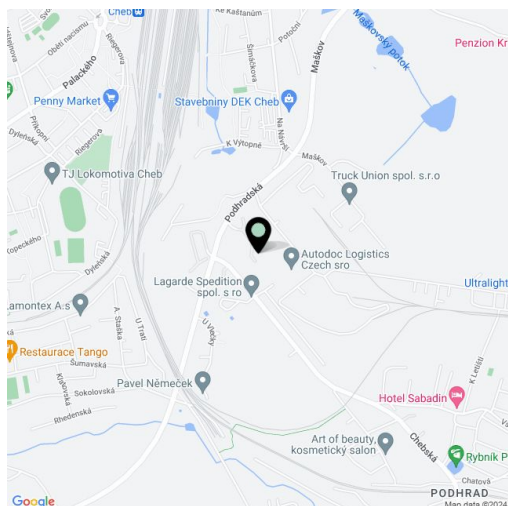
### Storage/Industrial space:

- Floor loading capacity 5 T/sqm
- Clear height 10 m
- 1x electrically operated 3 x 3.2 m dock for each 1 000 sqm of hall
- Each dock equipped with hydraulic leveller, 60 kN capacity
- 1x electrically operated 3.5 x 4.2 m drive-in gate for each 5 000 sqm of hall
- Skylights min. 2 %
- Column grid structure 24x12 m
- 200 Lux LED lighting
- ESFR sprinkler system

### Office:

- Office space according to the client's requirements

Lessee pays no commission.





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