



## Industrial space

18 200 m<sup>2</sup>, Cheb, Okrouhlá

Ask for price





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<b>Total area</b>	18 200 m <sup>2</sup>
<b>Available area for rent</b>	18 200 m <sup>2</sup>
<b>Ceiling height</b>	12.6 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>	104807

**18 200 sqm** of production, warehouse and office space for lease in the Karlovy Vary region east of Cheb city. Park is situated a few minutes by car from the German border and offers approximately 79,500 sqm of industrial space suitable for logistics and production activities. Available within 12 months after signing the contract.

### Location:

Park is located in the Karlovy Vary region east of Cheb city.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- Car parking places
- Truck parking places
- 2 retention ponds

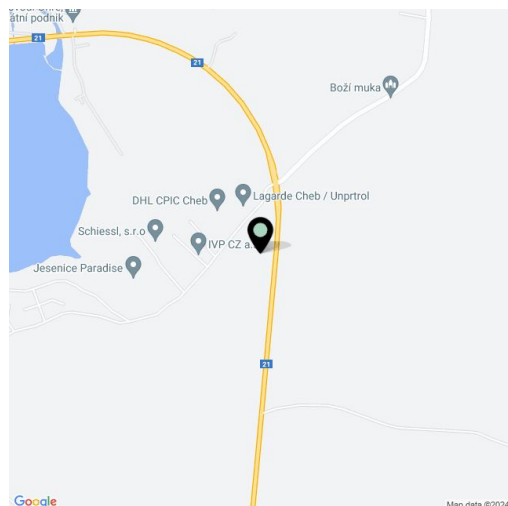
### Storage/Industrial space:

- Drive-in
- Floor loading capacity 5 t/sqm
- Clear height 12,6 m
- Loading docks
- Column grid structure 12x24 m
- 200 Lux LED lighting
- ESFR sprinkler system
- BREEAM excelent certified

### Office:

- Build-to-suit
- Light intensity 500 Lux
- Clear height 2,7 m
- Air-conditioning

Lessee pays no commission.

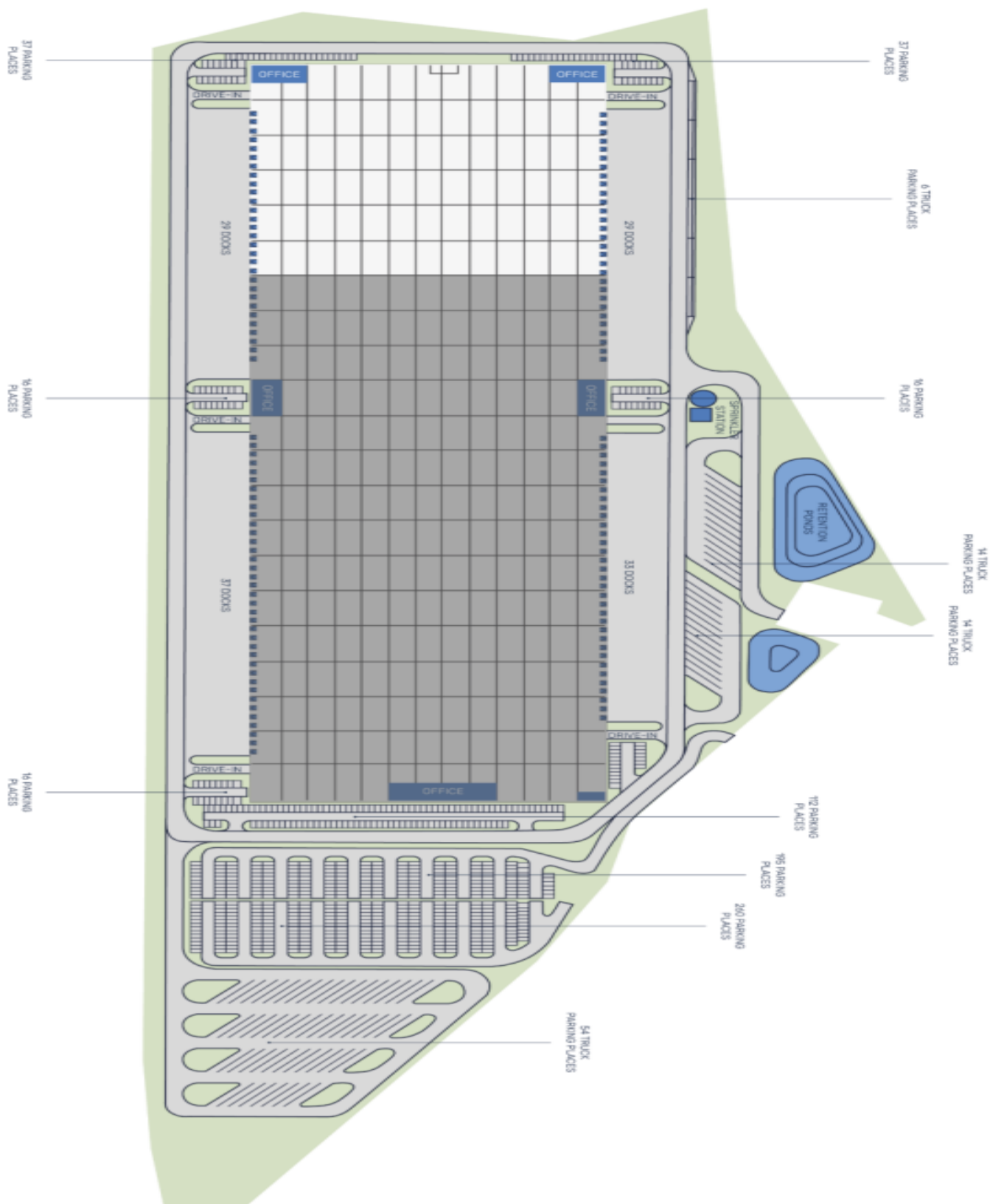




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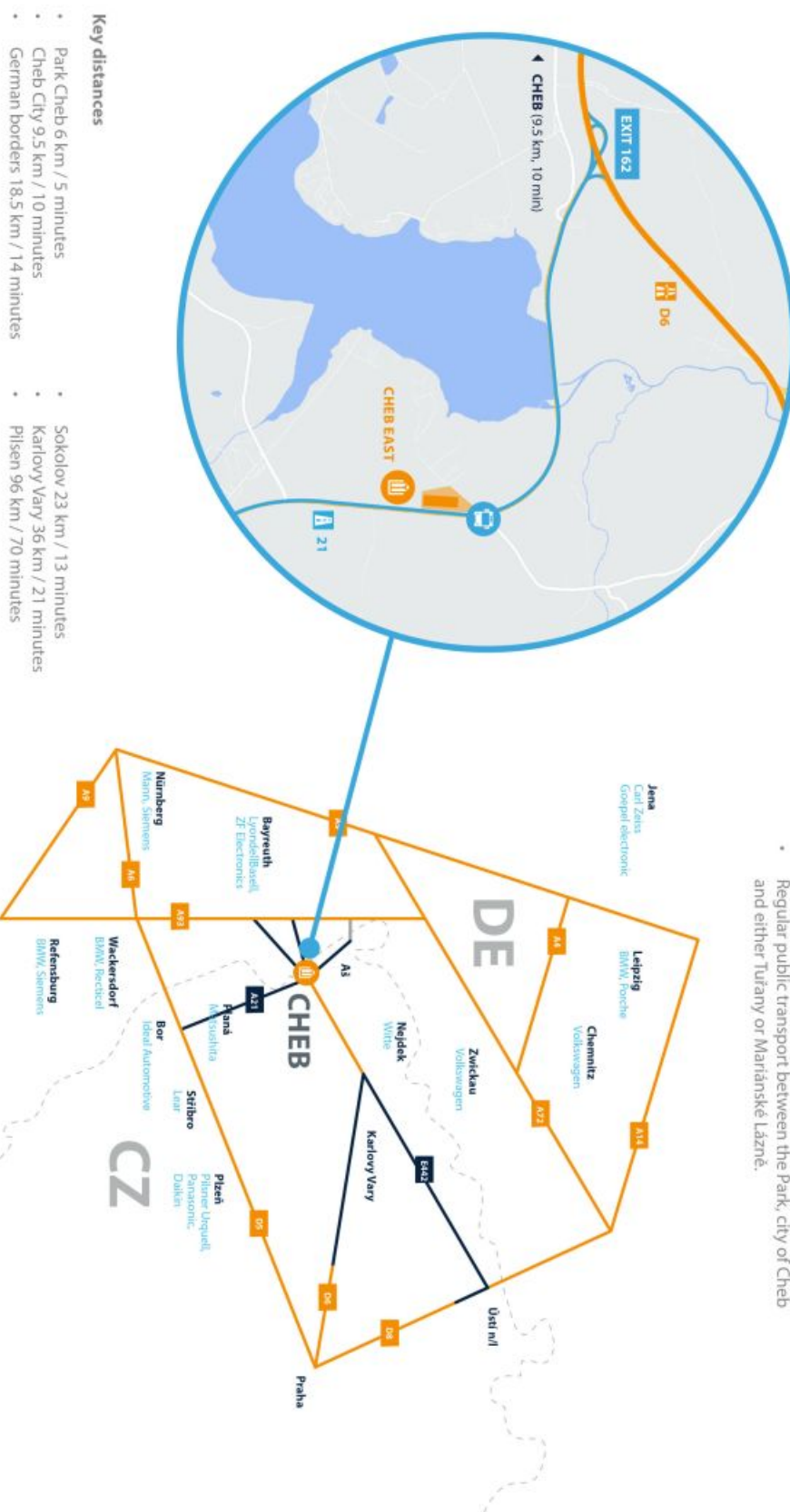




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- Key distances**
- Park Cheb 6 km / 5 minutes
  - Cheb City 9.5 km / 10 minutes
  - German borders 18.5 km / 14 minutes
  - Sokolov 23 km / 13 minutes
  - Karlovy Vary 36 km / 21 minutes
  - Pilsen 96 km / 70 minutes

**Bus connections**

- Regular public transport between the Park, city of Cheb and either Tuřany or Mariánské Lázně.