



Warehouse space

18 200 m², Cheb, Okrouhlá

Ask for price





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Total area	18 200 m ²
Available area for rent	18 200 m ²
Ceiling height	12.6 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	104825

18 200 sqm of warehouse, industrial 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

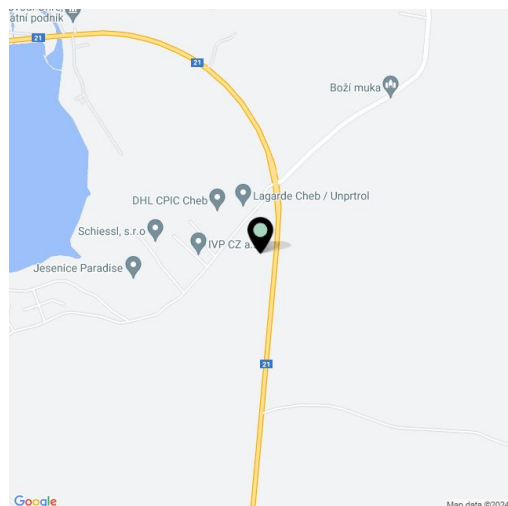
Storage/Industrial space:

- 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.

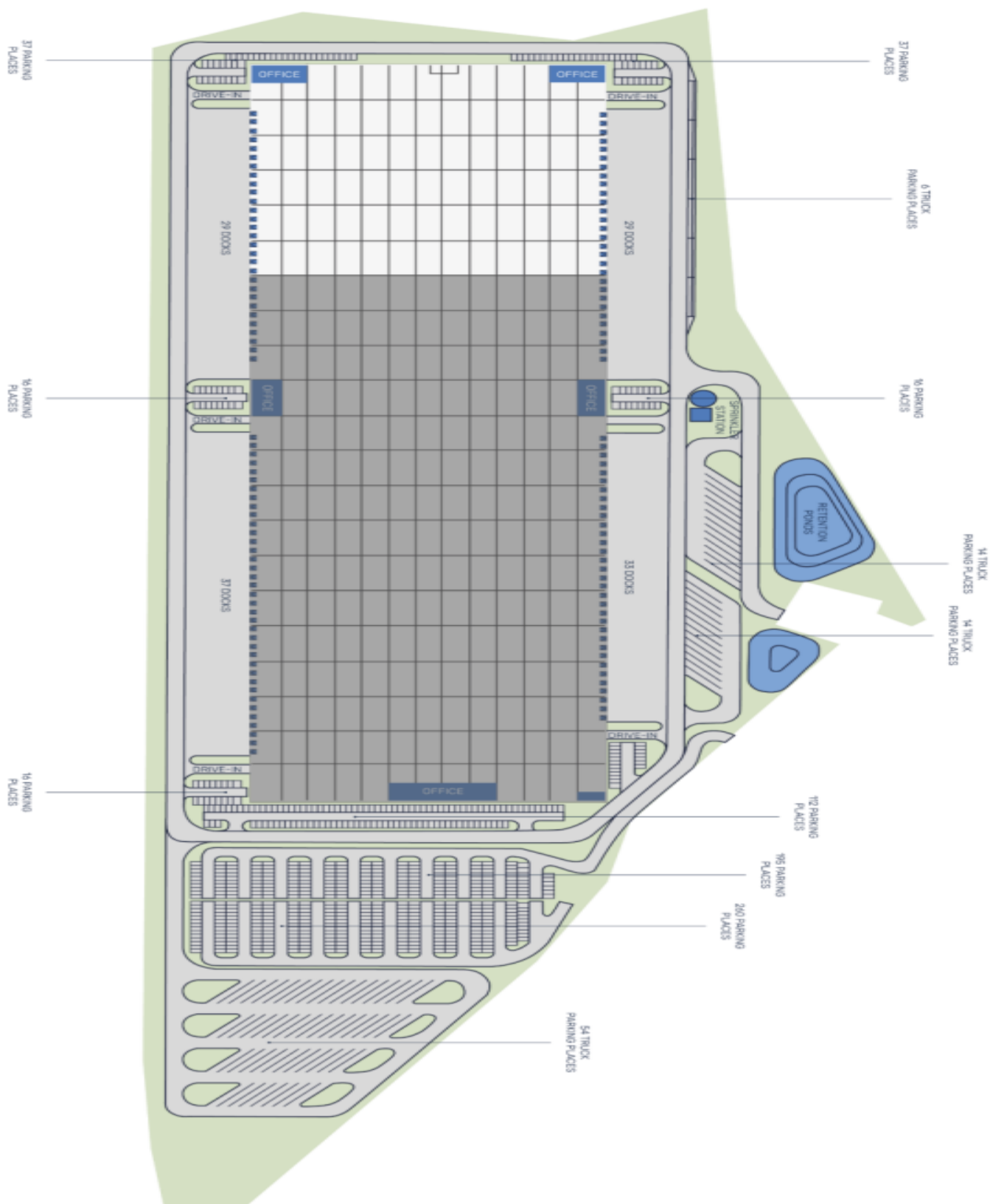




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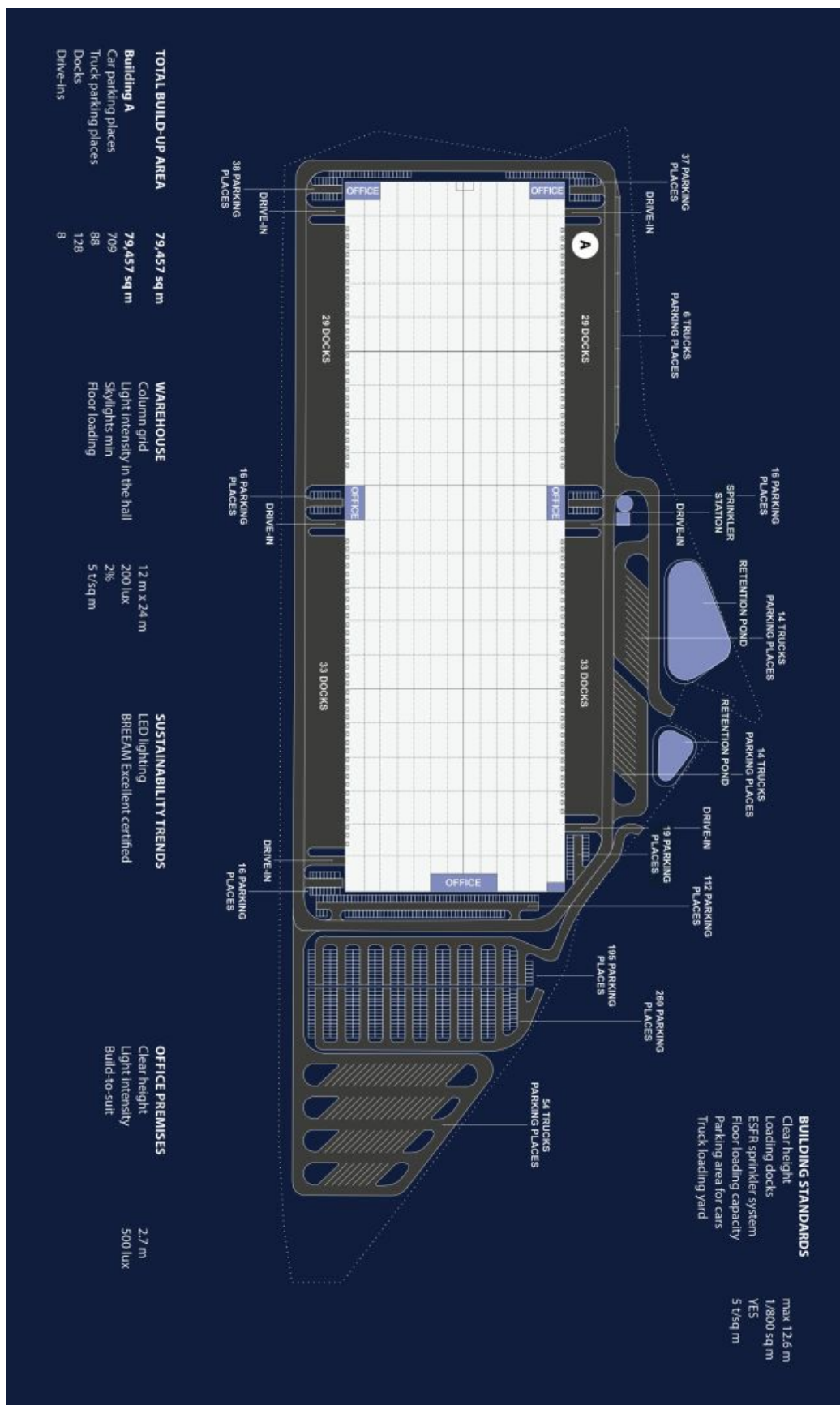




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TOTAL BUILD-UP AREA
79,457 sq m
Building A
 Car parking places 709
 Truck parking places 88
 Docks 128
 Drive-ins 8

WAREHOUSE
 Column grid
 Light intensity in the hall
 Skylights min
 Floor loading
 12 m x 24 m
 200 lux
 2%
 5 t/sq m

SUSTAINABILITY TRENDS
 LED lighting
 BREEM Excellent certified

OFFICE PREMISES
 Clear height
 Light intensity
 Build-to-suit
 2,7 m
 500 lux

BUILDING STANDARDS
 Clear height
 Loading docks
 ESFR sprinkler system
 Floor loading capacity
 Parking area for cars
 Truck loading yard
 max 12,6 m
 1/800 sq m
 YES
 5 t/sq m



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