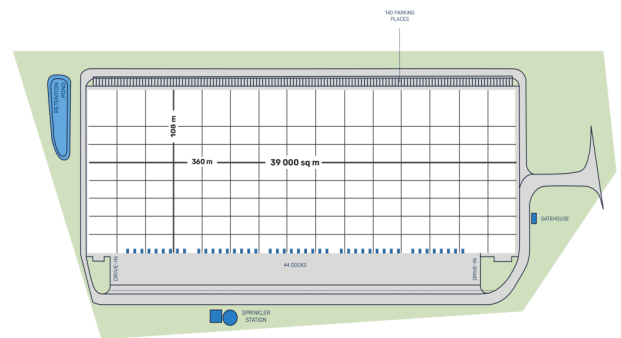




# Industrial space

39 500 m<sup>2</sup>, Plzeň-sever, Úherce

Ask for price



<b>TOTAL BUILT-UP AREA</b>	36,000 sq m	<b>WAREHOUSE</b>	12 m x 24 m	<b>SUSTAINABILITY TRENDS</b>	BREEAM New Construction level Excellent
<b>BUILDING</b>	36,000 sq m	Column grid	Clear height	Up to 12.6 m	Option for heat pumps and photovoltaics
		Floor loading	ESFR sprinkler system	LED lighting	



## Industrial space

39 500 m<sup>2</sup>, Plzeň-sever, Úherce

**Ask for price**

<b>Total area</b>	39 500 m <sup>2</sup>
<b>Available area for rent</b>	39 500 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>	104844

**39,500 sq.m.** of industrial, warehouse and office space for lease in the village of Uherce. Modern industrial park of class A offers space suitable for manufacturing and logistics companies. The internal layout of the premises can be adapted to the tenant's requirements. Available from 9 to 12 months after signing the contract.

### Location:

Greenfield is located in Uherce, 14 km west of the city of Pilsen in western Bohemia. The location is near the major D5 motorway (exit 93) connecting the Czech Republic and Germany. Qualified workforce thanks to technical secondary and higher education institutions in Pilsen. Long-standing industrial tradition (machinery and equipment, electrical engineering, automotive industry, ceramics).

### Features and Services:

- All infrastructure available in the area
- Truck loading yard
- Parking places for 140 cars
- Retention pond

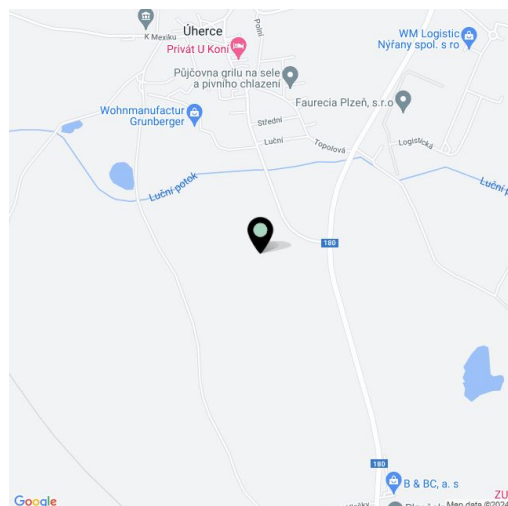
### Industrial/Warehouse space:

- Floor loading capacity 5 T/sq.m
- Loading docks 1/800 sq.m
- 1× electrically operated 4.0 × 5.0 m drive-in gate for each 6,000 sq m of hall
- Clear height 12,6 m
- Column grid structure 24x12 m
- Light intensity 200 Lux
- Min. 2% of skylights in warehouse area
- ESFR sprinkler system

### Office:

- Office space according to the client's requirements
- Clear height 2,7 m
- Light intensity 500 Lux

Lessee pays no commission.





# Industrial space

39 500 m<sup>2</sup>, Plzeň-sever, Úherce

Ask for price

**TOTAL BUILT-UP AREA**  
BUILDING

39,000 sq m  
39,000 sq m

**WAREHOUSE**  
Column grid  
Clear height  
Floor loading  
ESFR sprinkler system  
LED lighting

12 m x 24 m  
Up to 12.6 m  
5 t/sq m

**SUSTAINABILITY TRENDS**  
BREEAM New Construction Level Excellent  
Option for heat pumps and photovoltaics

