



## Industrial space

3 914 m<sup>2</sup>, Plzeň-město, Plzeň, Borská

Ask for price





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<b>Total area</b>	3 914 m <sup>2</sup>
<b>Available area for rent</b>	3 914 m <sup>2</sup>
<b>Office area</b>	565 m <sup>2</sup>
<b>Ceiling height</b>	7 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>	105670

**3,349 sq.m.** of industrial and **565 sq.m.** of office space for rent. Detached building. Reinforced concrete structure of the hall with dimensions of 36,67 x 96,64 m, height 8,80 m. Modern spaces of category A. The hall is designed for light metal production. The hall includes a two-storey social and administrative building, where offices, cloakrooms, social and technical facilities are located.

### Location:

The hall is located on the western edge of Pilsen in the established Škoda Plzeň complex. Year of construction 2006. It is accessible to the external communication network of the city of Pilsen and the D5 motorway. The entrance to the hall is from the south side, where there is an access road and a handling area. Easy transport by car, bus or train (Plzeň Skvrňany stop at the park area).

### Features and Services:

- Flexible units (warehouse / office / light production / showroom)
- Property management directly on the premises
- Secure entrance to the complex (24/7)
- Electronic security alarm
- A place to charge the battery trolleys
- Technical room with HV / LV substation
- Exchanger station connected to an external hot water supply
- Space for trucks to enter the hall
- Parking places

### Industrial/Warehouse space:

- Drive-in doors
- Floor loading capacity 5 t/sq.m.
- Clear height 7 m
- Column grid 12 m x 24 m
- Fluorescent and discharge lamps
- Daylight lighting of the hall is provided by skylights and the lower window strip
- preparation of the supporting structure for the installation of the bridge crane -5t
- Natural ventilation of the hall is performed by lower windows and skylights
- Gas hot air units

### Office:

- air conditioning is installed in the changing rooms and washrooms
- in offices it is ventilated naturally by windows
- heating with plate radiators

