



## Office space

Prague 9, Horní Počernice

Ask for price





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Available area	161 m <sup>2</sup>
Cellar	-
Parking	Yes
PENB	B
Reference number	105926

**161 sq.m.** of office premises for lease in a new industrial park situated 15 minutes from the city center (from Prague). The project consists of 28 warehouse buildings; construction of this park commenced 2006.

### Location:

The industrial park is situated 15 minutes from Prague's city center, exit 3 on D10 highway (Prague – Mladá Boleslav – Germany). The park is reachable by a shuttle bus – connection to Černý Most (line B) metro station, the Horní Počernice train station is 1 km from the park.

### Features and Services:

- 24/7 manned security in the area
- Park maintenance

### Office:

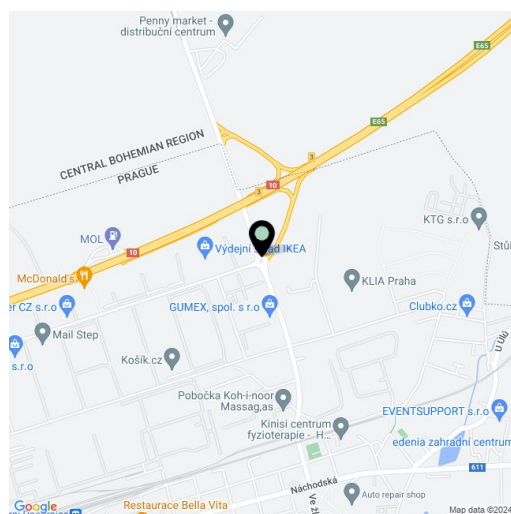
- Flexible office layout
- Air-conditioning

### Industrial premises/ Warehouse:

- Flexible layout with small units from 500 sq.m. to large warehouse space up to 40 000 sq.m.
- Min.1 loading dock per 400-1000 sq.m
- Floor loading capacity 5-8 T/sq.m
- Clear height 10-12 m
- Truck yard 35-45 m
- Column grid structure 24x12 m
- Possible cross docking
- Infa-heating or heating blowers
- Sprinkler system

**Available from 4/2025.**

Rental and service charges listed without VAT. Lessee pays no commission.





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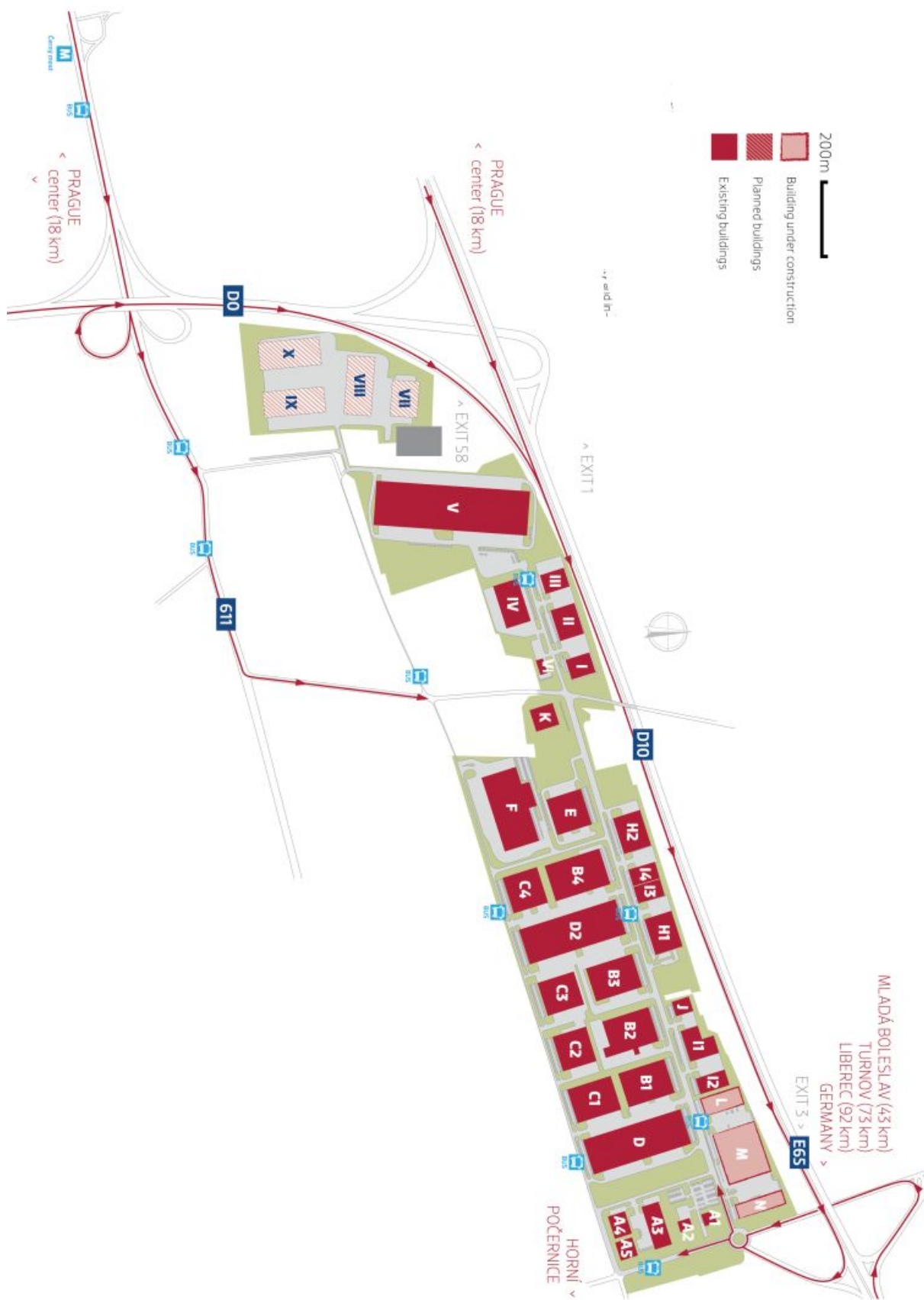




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