



## Industrial space

9 943 m<sup>2</sup>, Liberec, Příkladovice

Ask for price





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|                                |                               |
|--------------------------------|-------------------------------|
| <b>Total area</b>              | 9 943 m <sup>2</sup>          |
| <b>Available area for rent</b> | 9 943 m <sup>2</sup>          |
| <b>Office area</b>             | 331 m <sup>2</sup>            |
| <b>Ceiling height</b>          | 10 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>                    | B                             |
| <b>Reference number</b>        | 106544                        |

**9,612 sqm** of industrial, warehouse and **331 sqm** space for lease in the logistic park in Příšovice. The park offers highly flexible space that can be adapted to the client's requirements. The premises are suitable for light production, storage and commercial activities.

### Location:

The park is located on the D10 motorway, which provides fast connections to Prague (70 km), Mlada Boleslav (23 km), Liberec (28 km) and good connections to Poland and Germany. The park is unrestrictedly accessible for truck transport, but also for transport by rail thanks to its own siding.

### Facilities and services:

- Flexible units (warehouse / light manufacturing / office / showroom)
- Automatic access gate with number plate reader
- Plenty of car parking spaces
- 24 x Truck parking spaces
- BREEAM - Very good certification
- Railway siding

### Warehouse/manufacturing space:

- 1,004 sqm canopy for side unloading
- 5 x loading dock
- 2 x drive in
- Floor load capacity 5 t/sqm
- Storage clear height 10 m
- 12x24 m column grid
- LED lighting

### Offices:

- offices suitable for immediate move-in

Tenant does not pay commission.



