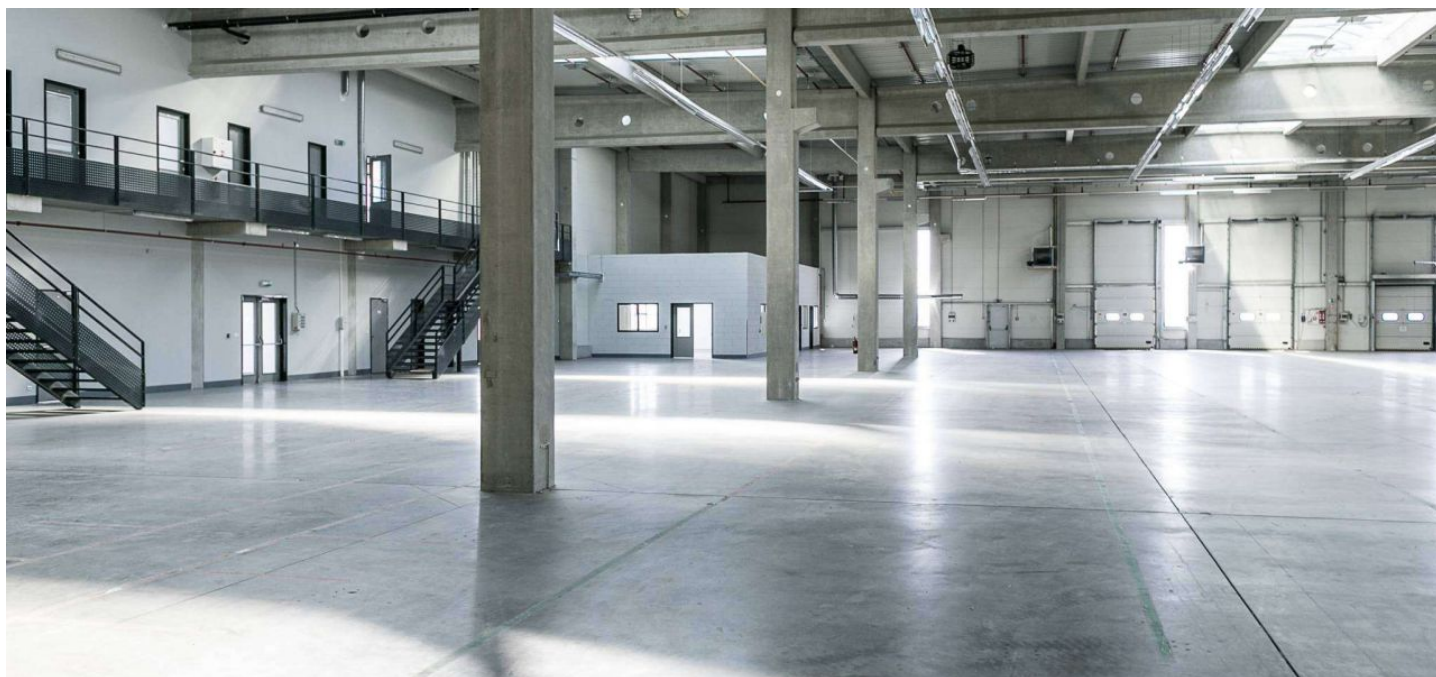




## Industrial space

3 504 m<sup>2</sup>, Kolín, Ovčáry

Ask for price





## Industrial space

3 504 m<sup>2</sup>, Kolín, Ovčáry

**Ask for price**

<b>Total area</b>	3 504 m <sup>2</sup>
<b>Available area for rent</b>	3 504 m <sup>2</sup>
<b>Ceiling height</b>	10 m
<b>Floor loading capacity</b>	7 t/m <sup>2</sup>
<b>Column grid structure</b>	—
<b>Structure</b>	Reinforced concrete structure
<b>PENB</b>	G
<b>Reference number</b>	106795

**3,504 sq.m** of industrial, warehouse and office space for lease. The premises are suitable for logistic centers and light manufacturing, offering a high standard of equipment. Turn-key, built-to-suit solutions to fit clients' exact requirements.

### Location:

The park is situated 5 km northwest of the city of Kolín and within close proximity to Toyota Motor Manufacturing Czech Republic 4 minutes from the D11 (E67) motorway, which connects Prague and Hradec Králové. Thanks to its location the park is suitable for domestic and international distribution and production. Accessible by public transport.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- 24/7 security service
- Park maintenance
- Sufficient parking space
- Electric car charging stations
- High standard of building

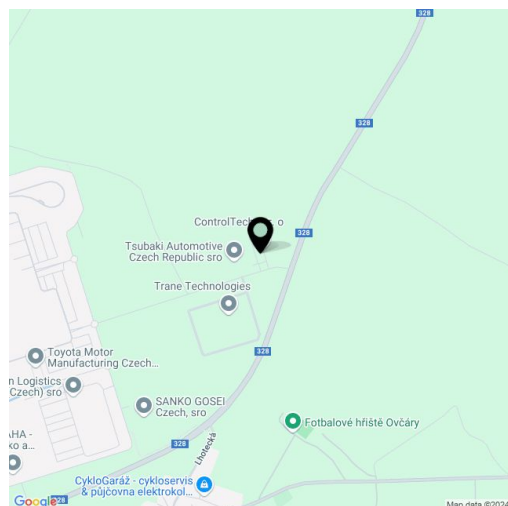
### Industrial/Warehouse space:

- Dock levelers & loading ramps
- Drive-in
- Floor loading capacity 7 T/sq.m
- Clear height 10/12/14 m
- Column grid structure 12x24 m
- LED Light
- Sprinkler system

### Office:

- Turn key office
- Clear height 2,75 m
- Air-conditioning

Lessee pays no commission.





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