



## Warehouse space

Ask for price

5 195 m<sup>2</sup>, Ostrava-město, Ostrava - Vítkovice, Halasova





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|                                |                               |
|--------------------------------|-------------------------------|
| <b>Total area</b>              | 5 195 m <sup>2</sup>          |
| <b>Available area for rent</b> | 5 195 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>        | 106977                        |

**5,195 sq.m.** of warehouse and office space including background for lease in an area located in Ostrava - Vítkovice. After a demanding rehabilitation, the 44ha brownfield is ready for the construction of a modern commercial-industrial park. The tenants of the park have at their disposal premises of various sizes suitable for companies operating in a wide range of commercial and production act.

### Location:

The park is located in the wider center of Ostrava in the area of Ostrava Vítkovice with excellent transport accessibility. Direct connection to the highway leading to Brno and Poland. There are 3 entrances to the park. There is a tram stop near the complex.

### Features and Services:

- All infrastructure available on site
- High standards of buildings
- A functional railway along the eastern perimeter of the compound
- A large number of parking spaces for cars and trucks

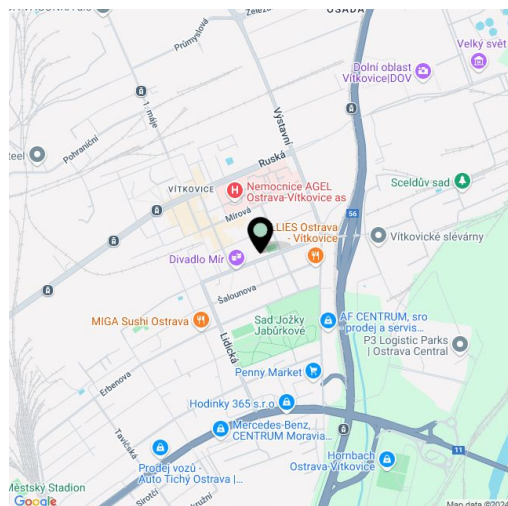
### Industrial/Warehouse space:

- Flexible unit layouts
- Variable units from 1,500 sq.m.
- 8 drive-ins
- 38 docks with loading bridge
- Floor load: 5t/sq.m.
- Clear height of storage areas: 10-12 m
- Column module: 24×12 m
- Loading yard: 35 m
- Sprinklersystem
- Infrared emitters /ceiling heating units
- BREEAM Very Good

### Office:

- Office to be built

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



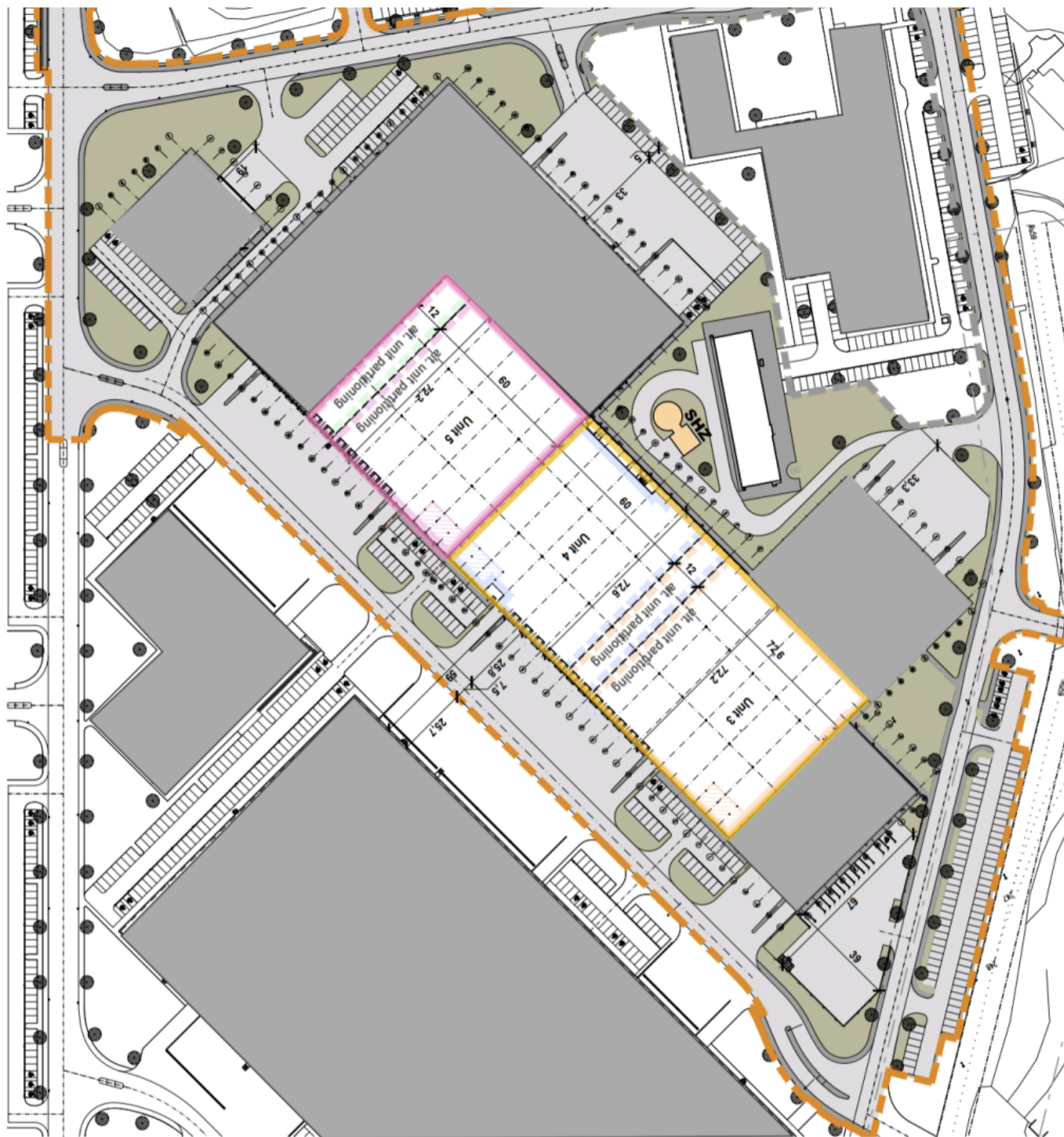




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| Budova        | Zastavěná plocha m <sup>2</sup> |
|---------------|---------------------------------|
| L1            | 28 516                          |
| L2            | 29 524                          |
| L3            | 16 438                          |
| M1            | 10 516                          |
| M2            | 14 884                          |
| M3            | 14 884                          |
| M4            | 10 516                          |
| S1            | 38 444                          |
| S2            | 7 564                           |
| S3            | 4 180                           |
| S4            | 4 180                           |
| S5            | 4 180                           |
| XS1           | 1 444                           |
| XS2           | 1 444                           |
| <b>Celkem</b> | <b>152 114</b>                  |