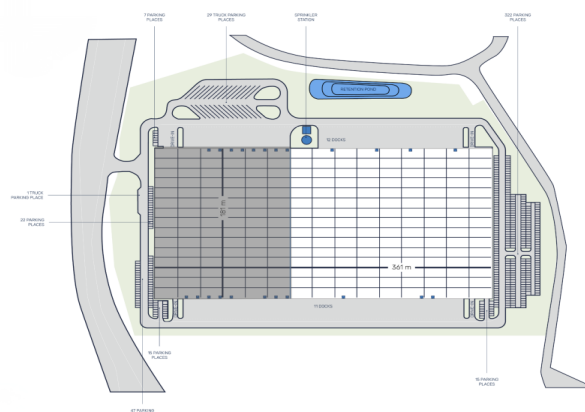




## Industrial space

38 800 m<sup>2</sup>, Karlovy Vary, Ostrov, Průmyslová

Ask for price





## Industrial space

38 800 m<sup>2</sup>, Karlovy Vary, Ostrov, Průmyslová

**Ask for price**

<b>Total area</b>	38 800 m <sup>2</sup>
<b>Available area for rent</b>	38 800 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>	G
<b>Reference number</b>	107257

**38 800 sq.m** of production, warehouse and office space for lease. The space is suitable for light manufacturing, logistics or distribution. The park has a lettable area of 66,209 sq.m and aspires to one of the highest ratings in the BREEAM New Construction international sustainability certification, at Excellent. The internal layout of the space can be tailored to the tenant's requirements.

### Location:

The site is located in the north of the village of Ostrov, northeast of Karlovy Vary. Easy access to the main road I/13, which connects Karlovy Vary, Chomutov, Most, Teplice and Ústí nad Labem.

The park is accessible by public transport - bus stop within walking distance.

### Facilities and services:

- Flexible units (warehouse / light production / office / showroom)
- Property management on site
- Building maintenance
- 428 x parking spaces for cars
- 30 x parking spaces for trucks

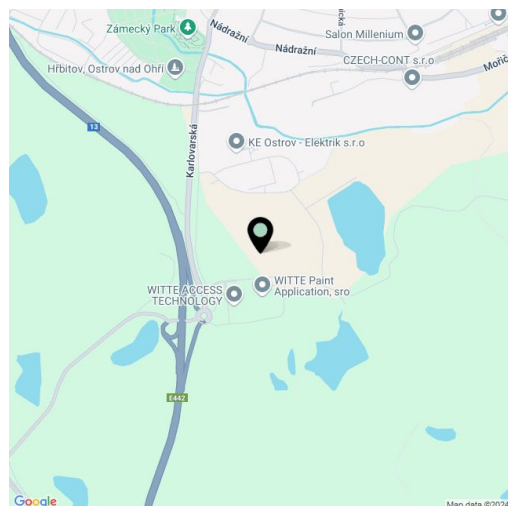
### Warehouse/Industrial space:

- 4 x Drive in
- Floor loading capacity 5 t/sq.m
- Clear height 10 m
- 23 x Docks
- Light transmittance 2%
- Column module 12 m x 24 m
- LED lighting 200 Lux
- ESFR spinkler system

### Offices:

- Customized office space

Tenant does not pay commission.





## Industrial space

38 800 m<sup>2</sup>, Karlovy Vary, Ostrov, Průmyslová

Ask for price

