



## Industrial park

7 500 m<sup>2</sup>, Ostrava-město, Ostrava, Podzámčí

Ask for price





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<b>Total area</b>	7 500 m <sup>2</sup>
<b>Available area for rent</b>	7 500 m <sup>2</sup>
<b>Ceiling height</b>	7.5 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>	107411

Industrial, warehouse and office space for lease in an industrial park in Ostrava. The premises are suitable thanks to the location of the complex with excellent connection to the main traffic arteries for light industry, last mile logistics, showrooms or other projects in the field of logistics, with a smaller share of offices. The entire hall has an area of 9,409 sq.m but can be individually customised with the smallest unit of 1,150 sq.m.

### Location:

The premises are located in close proximity to the centre of Ostrava, in the city district of Slezská Ostrava, with direct access from Podzámčí Street, 500 metres from the expressway II/477 (Frýdecká), 3 km from the high-speed road I/11 (Rudná) and 10 km to the D1 motorway.

### Facilities and services:

- Smart card barrier system and sliding gate.
- BREEAM certified buildings
- Fenced area
- 94 parking spaces (9 x disabled and 4 x electric car)
- Preparation for the installation of charging equipment for electric vehicles

### Industrial/warehouse facilities:

- 4 docks
- Each unit (1 150 sq.m) has one direct entrance as standard and others can be added in client changeover mode
- entrances - door and gate electric screens
- column module 12 x 12 m
- Floor load capacity 5 t
- Clear height 7,5 m
- LED lighting
- ESFR sprinklers
- Sahara hot water heating circulation units

### Offices:

- 2 floors adapted to client's requirements - offices, sanitary facilities, cloakrooms, day room
- LED lighting
- heating - split units, heat pumps
- air conditioning

Tenant does not pay commission.







