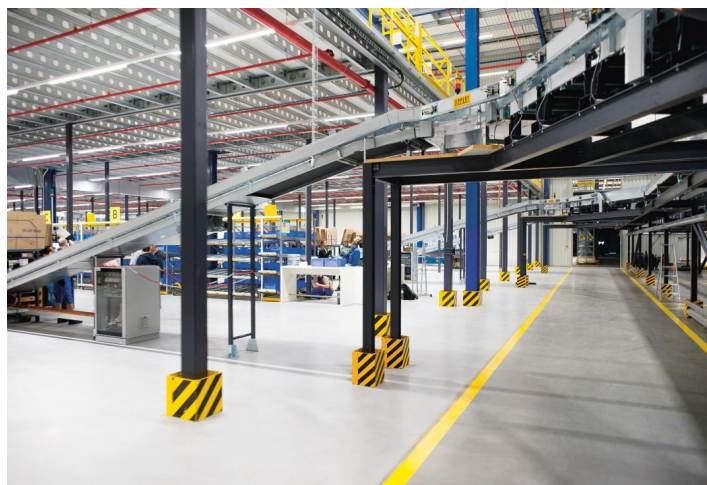
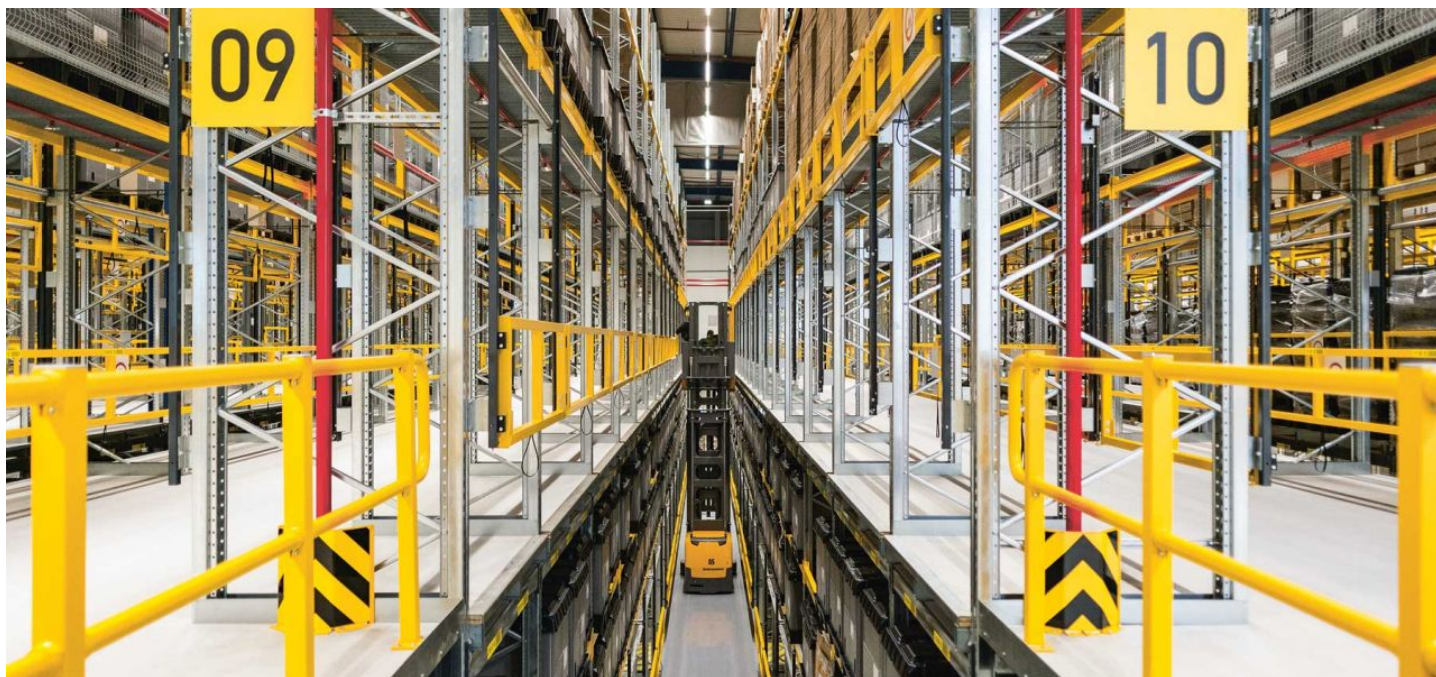




## Warehouse space

Ask for price

2 452 m<sup>2</sup>, Plzeň-město, Plzeň, Podnikatelská





## Warehouse space

Ask for price

2 452 m<sup>2</sup>, Plzeň-město, Plzeň, Podnikatelská

|                         |                               |
|-------------------------|-------------------------------|
| Total area              | 2 452 m <sup>2</sup>          |
| Available area for rent | 2 452 m <sup>2</sup>          |
| Ceiling height          | 10.5 m                        |
| Floor loading capacity  | 5 t/m <sup>2</sup>            |
| Column grid structure   | —                             |
| Structure               | Reinforced concrete structure |
| PENB                    | C                             |
| Reference number        | 107625                        |

**2,452 sq m** of A class warehouse, industrial and office space for lease close to Plzen, near the German border. Thanks to its location the park is suitable for domestic and also international activities. The premises are suitable for industrial centers and light manufacturing, offer a high standard of equipment, and can be designed based on specific requests and requirements.

### Location:

Plzeň is one of the most popular locations in the Czech Republic and welcomes foreign manufacturers and logistics providers due to its geographical position on the D5 highway between Prague, the German border and Nuremberg, Germany.

### Features and Services:

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

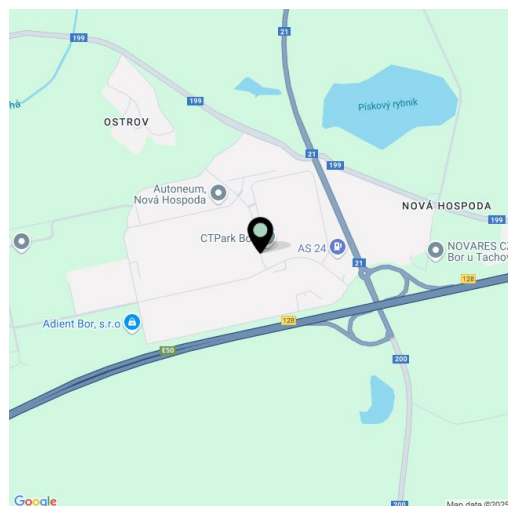
### Industrial/Warehouse space:

- 1 hydraulic ramp at about 600 m<sup>2</sup>
- Min. 1 direct entry to the unit
- Dimension of entrance gate 4x4,5 m
- Floor loading capacity 5 T/sq m
- Clear height 10,5 m
- Column grid structure 12x24 m
- LED Light
- Sprinkler system
- Utility connections (water, sewage, gas, electricity)

### Office:

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

Lessee pays no commission.

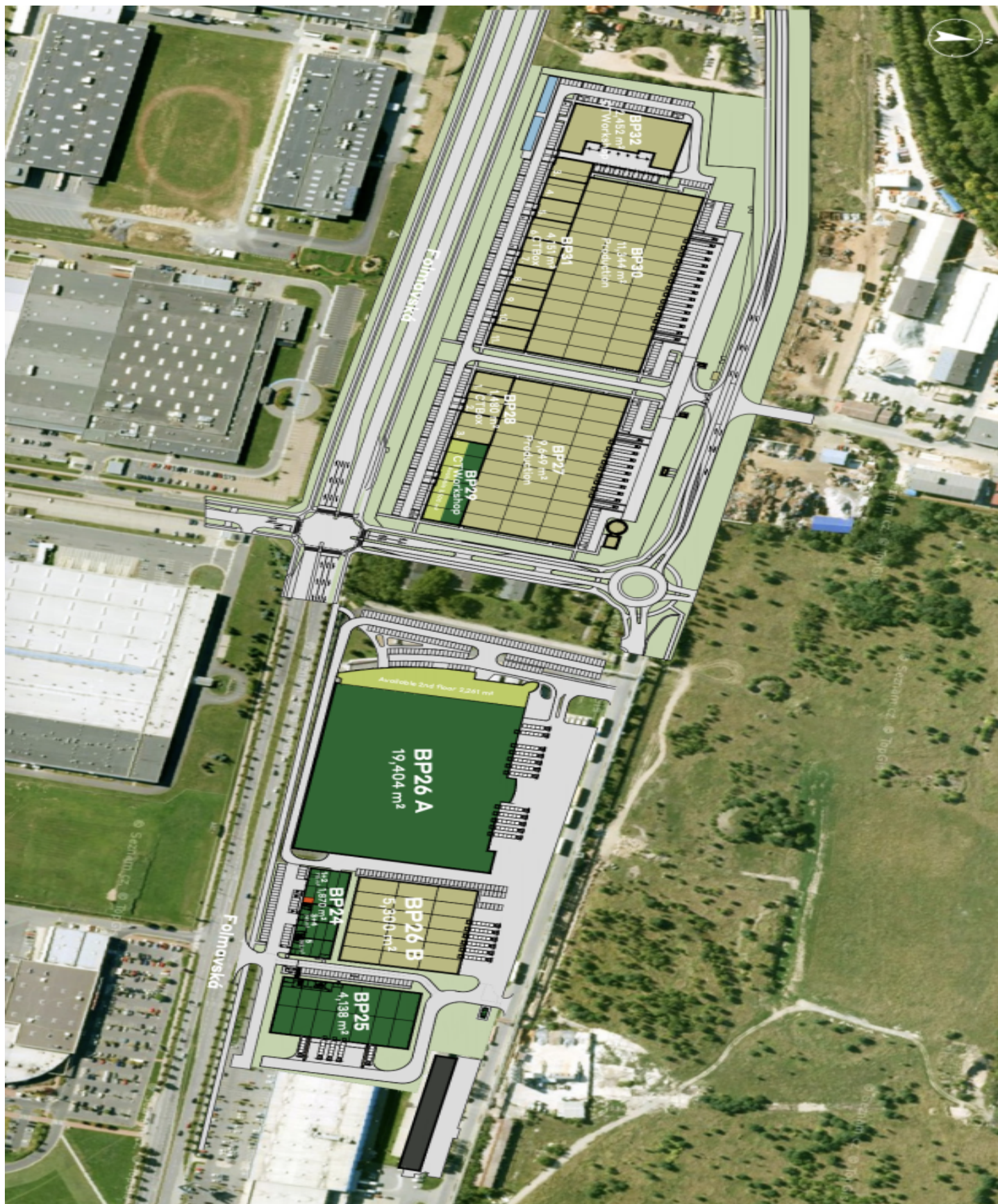




Warehouse space

2 452 m<sup>2</sup>, Plzeň-město, Plzeň, Podnikatelská

Ask for price





## Warehouse space

Ask for price

2 452 m<sup>2</sup>, Plzeň-město, Plzeň, Podnikatelská

