



## Warehouse space

8 281 m<sup>2</sup>, Beroun, Žebrák, Tovární

Ask for price





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<b>Total area</b>	8 281 m <sup>2</sup>
<b>Available area for rent</b>	8 281 m <sup>2</sup>
<b>Min. area</b>	2 965 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>	107719

**8,281 m<sup>2</sup>** of Class A warehouse, industrial and office space for lease. The premises are suitable for storage or light production. Turn-key, built-to-suit solutions to fit clients' exact requirements. Available within 12 months after signing the contract. The photographs are for illustrative purposes only.

### Location:

The park is located in the Žebrák industrial zone at exit 34 of the D5 highway connecting Prague with Pilsen. The location provides excellent connections to Prague in one direction and Pilsen with other connections to Germany in the other direction.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- 24/7 security service and CCTV
- Park maintenance
- Sufficient parking space
- BREEAM certification
- FTV panels

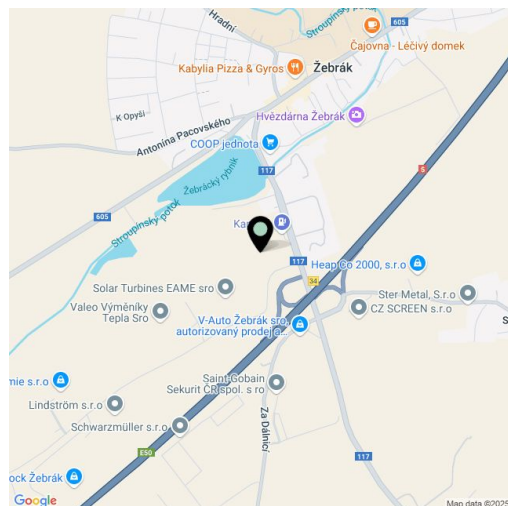
### Warehouse/Industrial space:

- Dock levelers & loading ramps
- Drive in
- Floor loading capacity 7 T/m<sup>2</sup>
- Clear height 10 m
- Column grid structure 12x24 m
- LED & natural lighting
- Sprinkler & fire safety systems

### Office:

- Turn key office
- Clear height 2,75 m
- Kitchenette is outfitted with a linoleum floor, sink, microwave oven, fridge, and dishwasher

Lessee pays no commission.







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