



## Logistic park

34 000 m<sup>2</sup>, Praha-západ, Chrášťany, Za Tratí

Ask for price

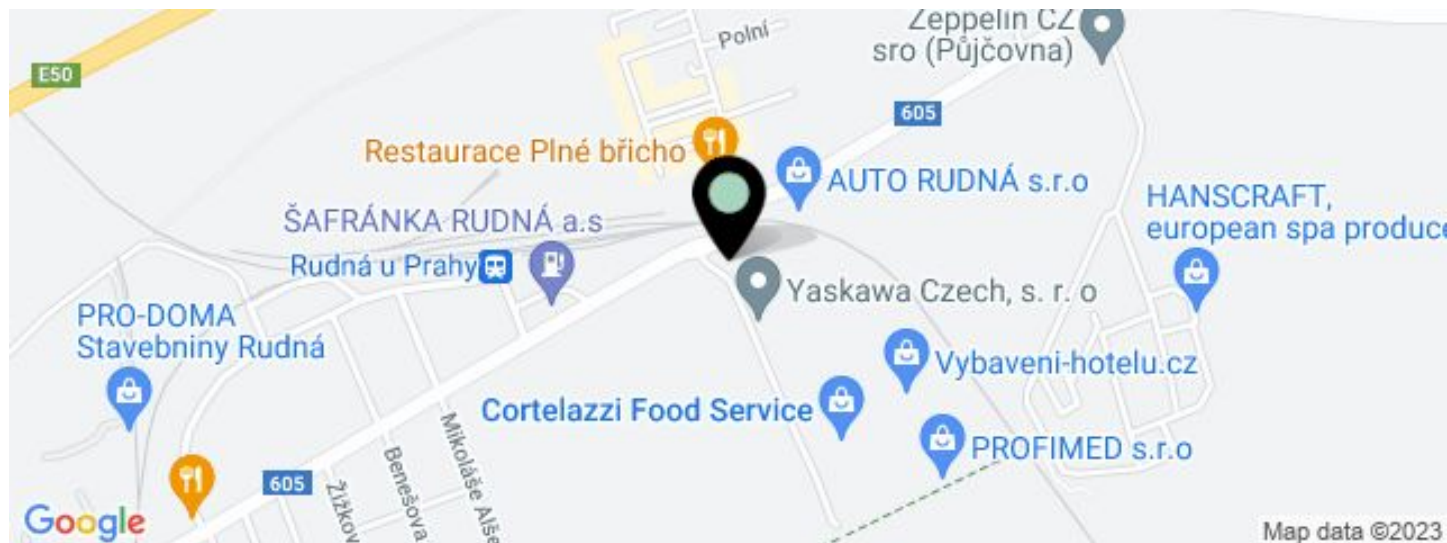




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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Building B, warehouse premises, available	1 228 m <sup>2</sup>	19 CZK monthly per m <sup>2</sup>	Yes	Ask for price
Building B, warehouse premises, available from 10/2024	461 m <sup>2</sup>	19 CZK monthly per m <sup>2</sup>	Yes	Ask for price
Building C - warehouse a office premises, available from 12/2025	1 118 m <sup>2</sup>	19 CZK monthly per m <sup>2</sup>	No	Ask for price
Building A - office premises	943 m <sup>2</sup>	19 CZK monthly per m <sup>2</sup>	Yes	Ask for price
Building A - warehouse and office premises, available	767 m <sup>2</sup>	19 CZK monthly per m <sup>2</sup>	Yes	Ask for price



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<b>Total area</b>	34 000 m <sup>2</sup>
<b>Available area for rent</b>	4 517 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>	22646

Logistic park offers warehouse, industrial and office space for lease on the west side of Prague. The project consists of 4 warehouse, industrial buildings and 1 gatehouse.

### Location:

The project is located 2,5 km from the Exit "na Radosti" – direct connection to Prague Ring Road (R1) and D5 highway to Germany. Easily accessible by car as well as by public transport – 10 min. from the Zličín metro station (line B), bus stop 150 meters from the complex, railways direction Smíchovské station in close proximity. The complex is also served by a private shuttle service from the Zličín metro station.

### Features and Services:

- Flexible units (Storage / Office / Light Production / Showroom)
- On-site property management
- 24/7 manned security and CCTV
- Park maintenance
- Private shuttle service to the Metro (3,7 km from Zličín metro)

### Warehouse/Industrial space:

- 1 loading docks per 550 sq.m
- Building depth 50 m
- Floor loading capacity 5 T/sq.m
- Clear height 10 m
- Lighting 200 Lux
- ESFR sprinkler system

### Office:

- Turn key office
- Lighting 500 Lux

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