



## Industrial park

176 207 m<sup>2</sup>, Praha-východ, Strančice

Ask for price





## Industrial park

176 207 m<sup>2</sup>, Praha-východ, Strančice

**Ask for price**

<b>Total area</b>	176 207 m <sup>2</sup>
<b>Available area for rent</b>	6 168 m <sup>2</sup>
<b>Min. area</b>	1 200 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>	23159

This industrial park offers warehouse, industrial and office premises for lease located 15 minutes from the city center (from Prague). The project consists of 4 buildings; construction of this park commenced in October 2005 and was completed in 2014.

### Location:

The industrial park is situated 15 minutes from the Prague city center, exit 15 on D1 highway (Prague – Brno – Bratislava). The park is reachable by shuttle bus – connection to metro station, Opatov (line C). The Strančice train station is 3 km from the park.

### Features and Services:

- Photovoltaic panels on buildings
- 24/7 manned security on the fenced area
- Park maintenance

### Industrial premises/ Warehouse:

- Flexible layout with units from 1 200 sq.m. (Storage / Light Production)
- 1 loading dock per 850 sq.m
- Floor loading capacity 5-8 T/sq.m
- Clear height 10 m
- Truck yard 35 m
- Sprinkler (ESFR)

### Office:

- Flexible office layout
- Air-conditioning

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



# Industrial park

176 207 m<sup>2</sup>, Praha-východ, Strančice

Ask for price





