



## Industrial park

3 722 m<sup>2</sup>, Praha 9, Horní Počernice, Sezemická

Ask for price

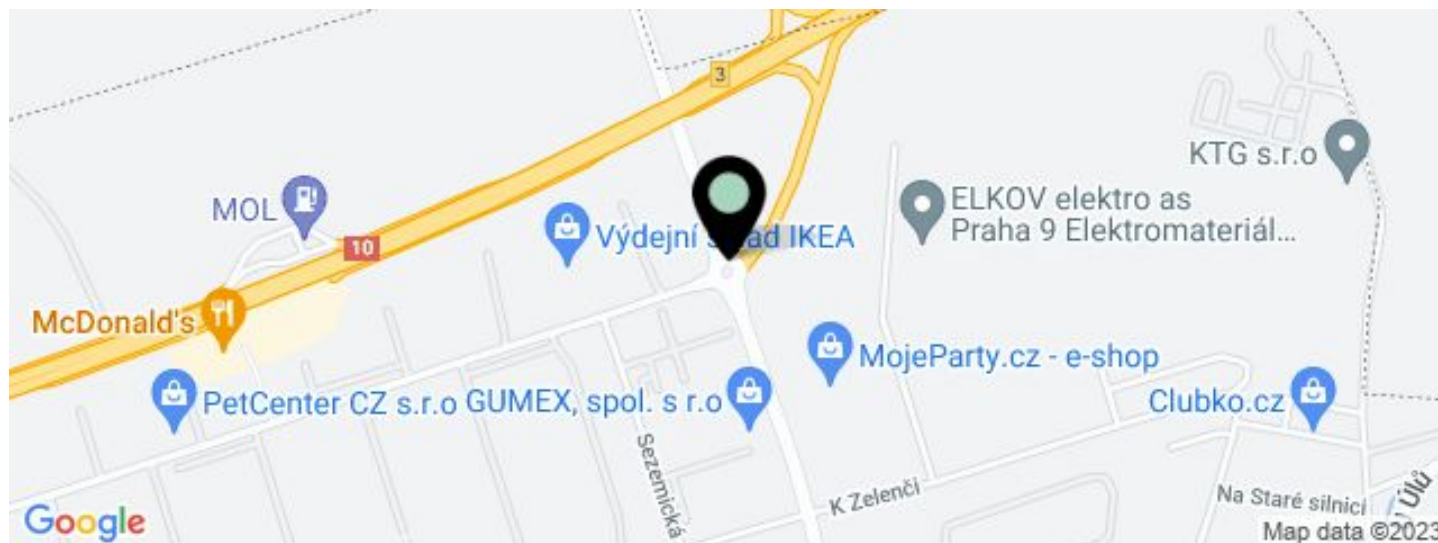




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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
<b>Building D - industrial a office space, available</b>	1867 m <sup>2</sup>	0 CZK monthly per m <sup>2</sup>	No	Ask for price
<b>Building H1 - office space, ground floor and 1st floor</b>	551 m <sup>2</sup>	0 CZK monthly per m <sup>2</sup>	No	Ask for price
<b>Building B3 - office space, 1st floor</b>	375 m <sup>2</sup>	0 CZK monthly per m <sup>2</sup>	Yes	Ask for price
<b>Building A1 - office space, 2nd floor</b>	152 m <sup>2</sup>	0 CZK monthly per m <sup>2</sup>	Yes	Ask for price
<b>Building A1 - office space, 3rd floor, available from 4/2025</b>	161 m <sup>2</sup>	0 CZK monthly per m <sup>2</sup>	Yes	Ask for price
<b>Building A1 - office space, ground floor</b>	132 m <sup>2</sup>	0 CZK monthly per m <sup>2</sup>	Yes	Ask for price
<b>Building A1 - office space, 1st floor</b>	104 m <sup>2</sup>	0 CZK monthly per m <sup>2</sup>	Yes	Ask for price



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Total area	3 722 m <sup>2</sup>
Available area for rent	3 722 m <sup>2</sup>
Ceiling height	10 m
Floor loading capacity	5 t/m <sup>2</sup>
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	23178

This industrial park offers warehouse, industrial and office premises for lease located 15 minutes from the city center (from Prague). The project consists of 28 warehouse buildings; construction of this park commenced in 2006.

**Land bank with potential to develop more than 45 300 sq.m. – build-to-suit project delivery within 6 months.**

### Location:

The industrial park is situated 15 minutes from Prague's city center, exit 3 on D10 highway (Prague – Mladá Boleslav – Germany). The park is reachable by a shuttle bus – connection to Černý Most (line B) metro station, the Horní Počernice train station is 1 km from the park.

### Features and Services:

- 24/7 manned security in the area
- Park maintenance

### Industrial premises/ Warehouse:

- Flexible layout with small units from 500 sq.m. to large warehouse space up to 40 000 sq.m.
- Min.1 loading dock per 400-1000 sq.m
- Floor loading capacity 5-8 T/sq.m
- Clear height 10-12 m
- Truck yard 35-45 m
- Column grid structure 24x12 m
- Possible cross docking
- Infa-heating or heating blowers
- Sprinkler system

### Office:

- Flexible office layout
- Air-conditioning

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



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