



## Office space

Prague 9, Horní Počernice

Ask for price



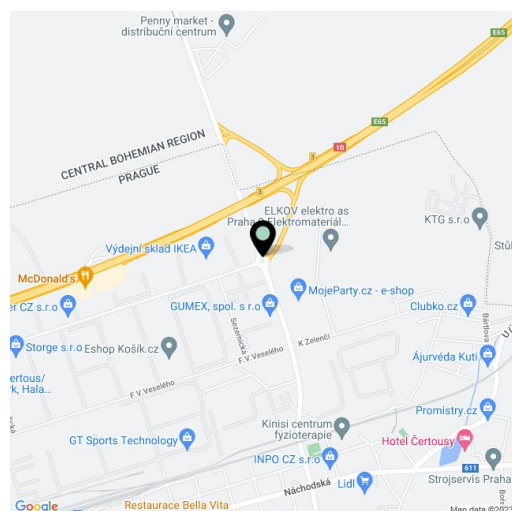


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|                  |                    |
|------------------|--------------------|
| Available area   | 547 m <sup>2</sup> |
| Cellar           | -                  |
| Parking          | Yes                |
| PENB             | B                  |
| Reference number | 23214              |



**547 sq.m.** of office premises for lease in an industrial park situated 15 minutes from the city center (from Prague). The project consists of 28 warehouse buildings; construction of this park commenced 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

**Office:**

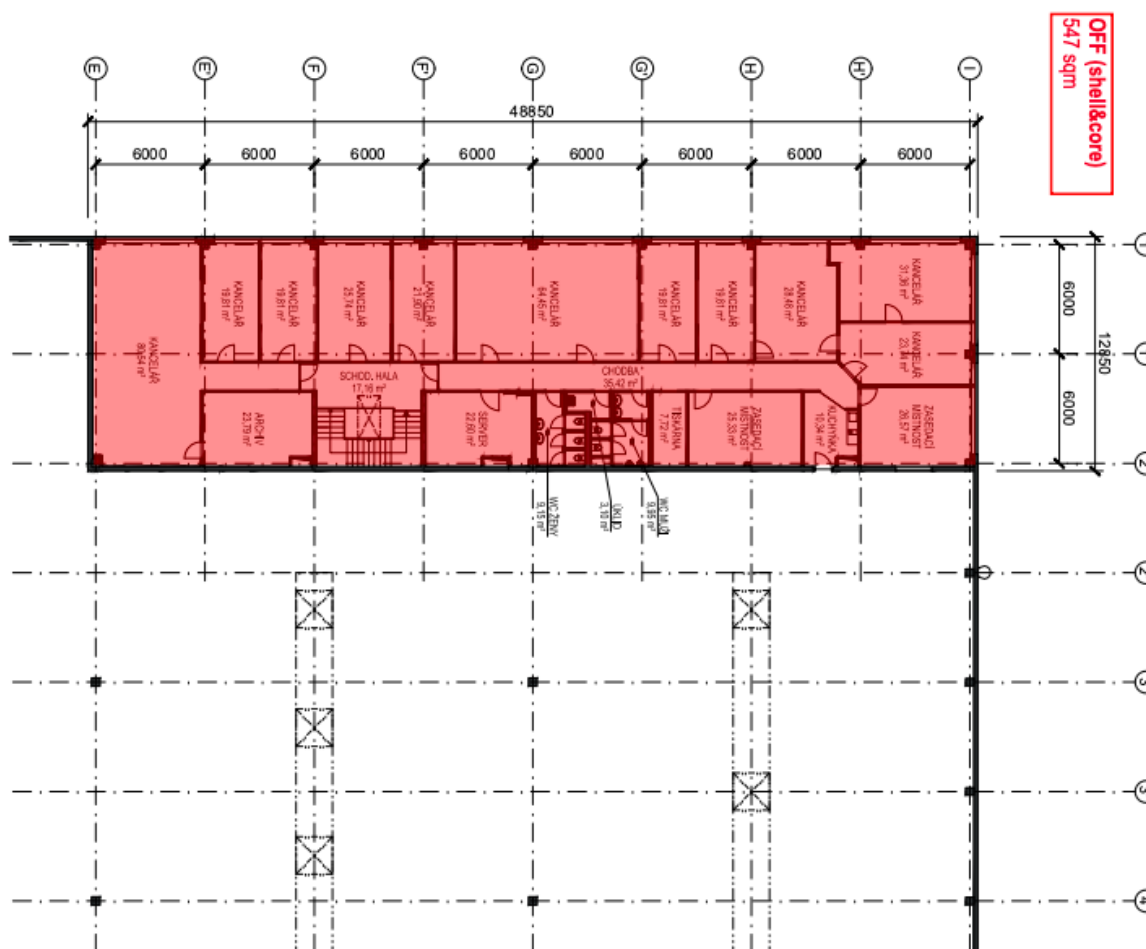
- Flexible office layout
- Air-conditioning

**Warehouse/Industrial premises:**

- 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

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

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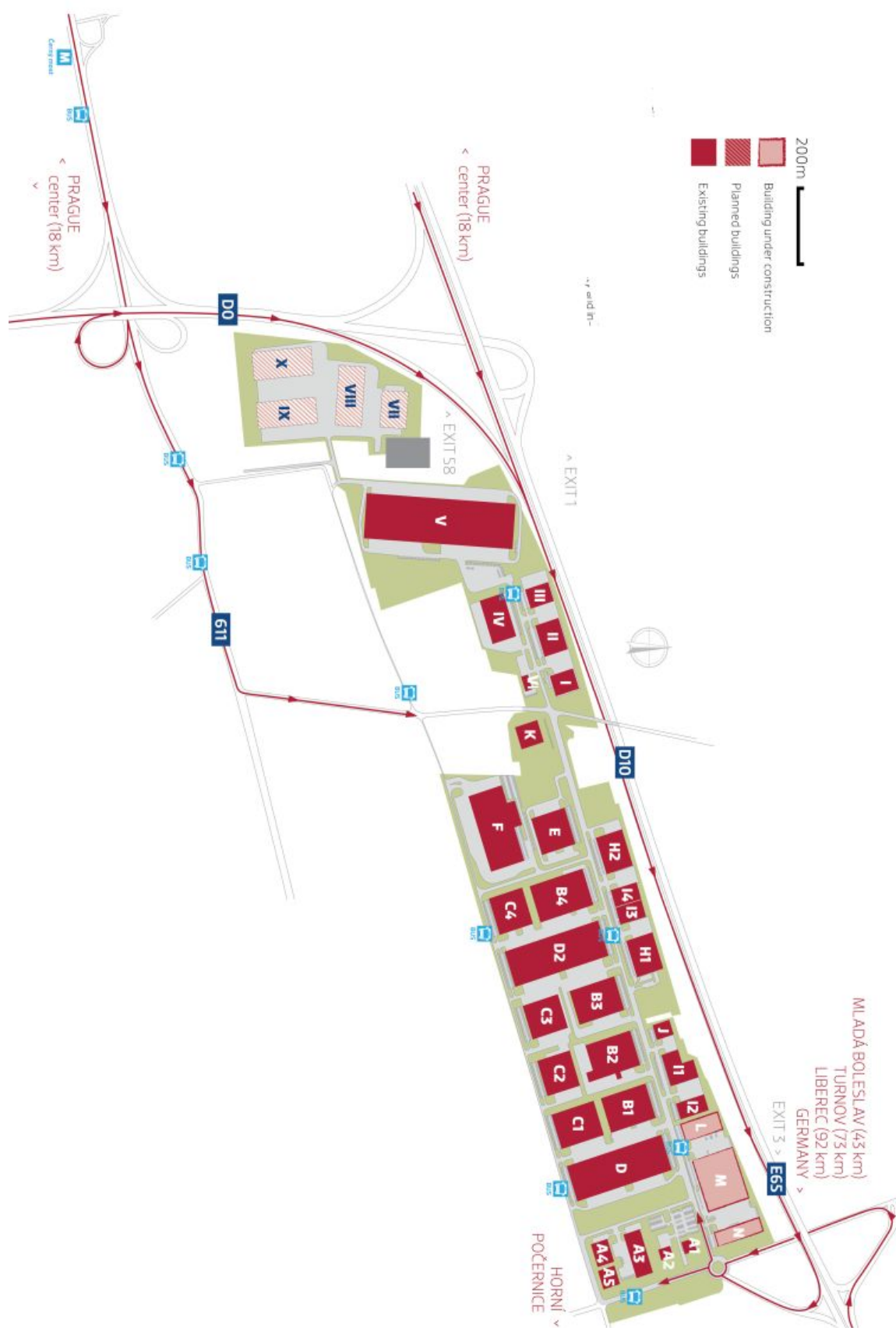




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