



## Industrial space

25 396 m<sup>2</sup>, Prague 9, Horní Počernice

Ask for price





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<b>Total area</b>	25 396 m <sup>2</sup>
<b>Min. area</b>	500 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>	23227

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

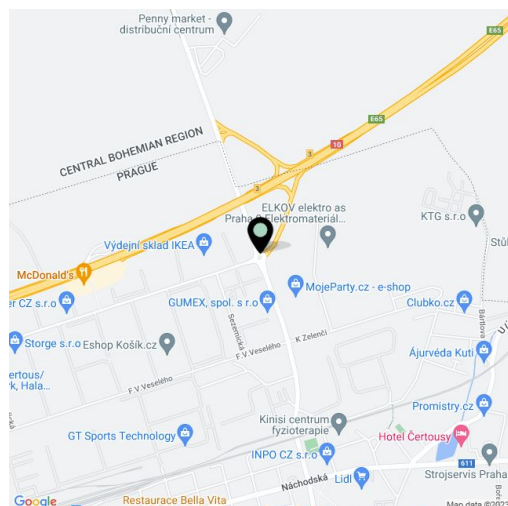
### Industrial premises/ Warehouse:

- 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.

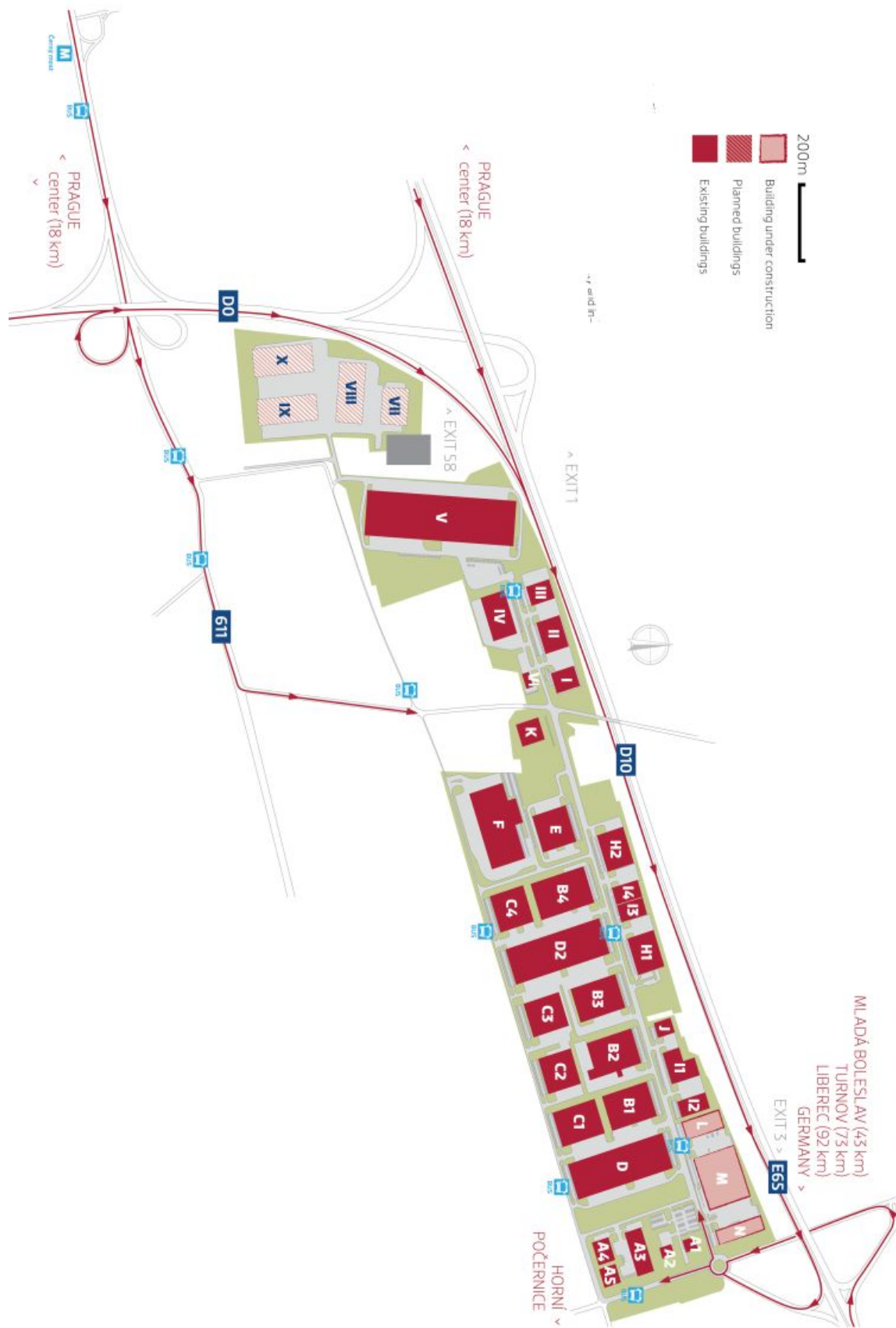




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