



## Industrial park

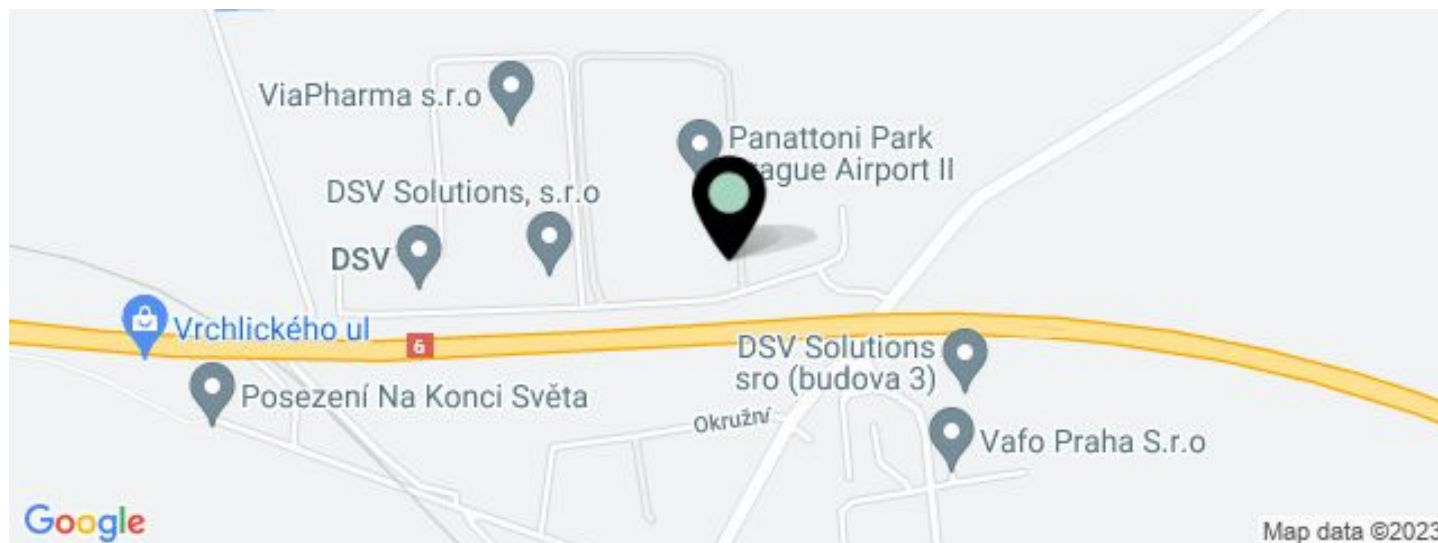
139 266 m<sup>2</sup>, Kladno, Pavlov, Logistická

Ask for price





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| UNIT  | AVAILABLE AREA               | SERVICES                            | PARKING | MONTHLY RENT  |
|---|------------------------------|-------------------------------------|---------|---------------|
| <b>Building Q4 - industrial space - planned</b> | 8 884 m <sup>2</sup>         | 0 EUR<br>monthly per m <sup>2</sup> | No      | Ask for price |
| <b>Building F4 - industrial space, planned</b>  | 2 900 - 9 793 m <sup>2</sup> | 0 EUR<br>monthly per m <sup>2</sup> | No      | Ask for price |



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|                         |                               |
|-------------------------|-------------------------------|
| Total area              | 139 266 m <sup>2</sup>        |
| Available area for rent | 18 677 m <sup>2</sup>         |
| Min. area               | 2 500 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                    | B                             |
| Reference number        | 23825                         |

The industrial park offers industrial, warehouse and office space for lease close to the Pavlov, region Prague-west. This new project with 6 building offers more than **120 000 sq.m. of premises (available within 9-12 months from signature)**, which are suitable for logistics, distribution, or light production. High modern standard premises are very flexible and will be designed based on specific client requests and requirements.

### Location:

The park is located in the district of Prague-west, close to the international Václav Havel Airport Prague (17 km). In close vicinity of the D6 highway (Prague - Karlovy Vary - Germany), with easy connections to Prague circle. Good accessibility by public transport – within easy walking distance of bus stops, about 40 minutes to the city center.

### Features and Services:

- All infrastructure available in the area
- Truck loading yard
- Parking areas for cars and trucks

### Industrial/Warehouse space:

- Floor loading capacity 5 T/sq.m
- Loading docks 1/800 sq.m
- Drive-in 1/5000 m<sup>2</sup>
- Clear height 10 m
- Column grid structure 24x12 m
- Light intensity 200 Lux
- ESFR sprinkler system

### Office:

- Office space according to the client's requirements
- Clear height 2,7 m
- Light intensity 500 Lux

Lessee pays no commission.





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