



## Industrial park

97 500 m<sup>2</sup>, Mělník, Úžice, Úžice

Ask for price





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<b>Total area</b>	97 500 m <sup>2</sup>
<b>Available area for rent</b>	10 880 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>	B
<b>Reference number</b>	23977

This industrial park offers industrial, warehouse and office space for lease on the north of Prague. High-standard buildings offer flexible spaces that can be adapted to specific client requirements.

### Location:

The area is located in Úžice, approx. 9 km north of Prague. In close vicinity of the D8 highway (Prague – Hamburg). Easy access to the Prague Airport Vodochody.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- Public parking

### Industrial/Warehouse space:

- Floor loading capacity 5 T/sq.m
- Clear height 10 m
- Loading docks 1/800 sq.m
- Min. 1 directly entry to the unit
- Column grid structure 11x22 m
- Light intensity 200 Lux
- ESFR sprinkler system
- Utility connections (water, sewage, gas, electricity)

### Office:

- Office space according to the client's requirements
- Air-conditioning
- Light intensity 500 Lux

Lessee pays no commission.



Key Factors

1) DC4B (10,880 SQM) – available from 7/2021

