



Industrial park

97 500 m², Mělník, Úžice, Úžice

Ask for price





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Total area	97 500 m ²
Available area for rent	10 880 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	B
Reference number	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.



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

Key Factors

