



## Industrial space

1826 m<sup>2</sup>, Praha-západ, Rudná

Ask for price





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<b>Total area</b>	1 826 m <sup>2</sup>
<b>Available area for rent</b>	1 826 m <sup>2</sup>
<b>Office area</b>	57 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>	D
<b>Reference number</b>	24593

**1,769 sq.m.** of Industrial, warehouse and **57 sq.m.** of office space for lease in the industrial park situated in Prague-west. The park consists of 17 buildings and offers more than 160,000 m<sup>2</sup>. The premises are suitable for logistics and distribution centers and can be designed based on specific requests and requirements.

### Location:

The area is situated in Rudná, in Prague-west, close to the D5 highway (Prague - Rozvadov) directly on exit 5. The area is located just 4 km from the Zličín metro station (line B) and 12 km from the international Václav Havel Airport Prague. Good public transport, bus stops close to the park.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- Public parking and parking for trucks
- 3 bus stops and public transport within the park
- Canteen

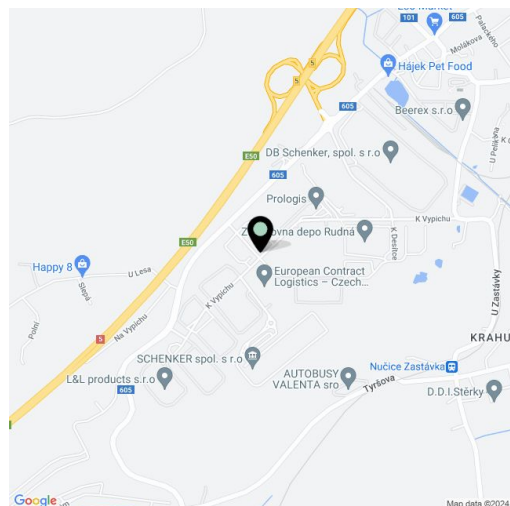
### Industrial/Warehouse space:

- 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 24x12 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
- Canteen

Lessee pays no commission.





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