



## Industrial park

Brno-venkov, Modřice, Evropská

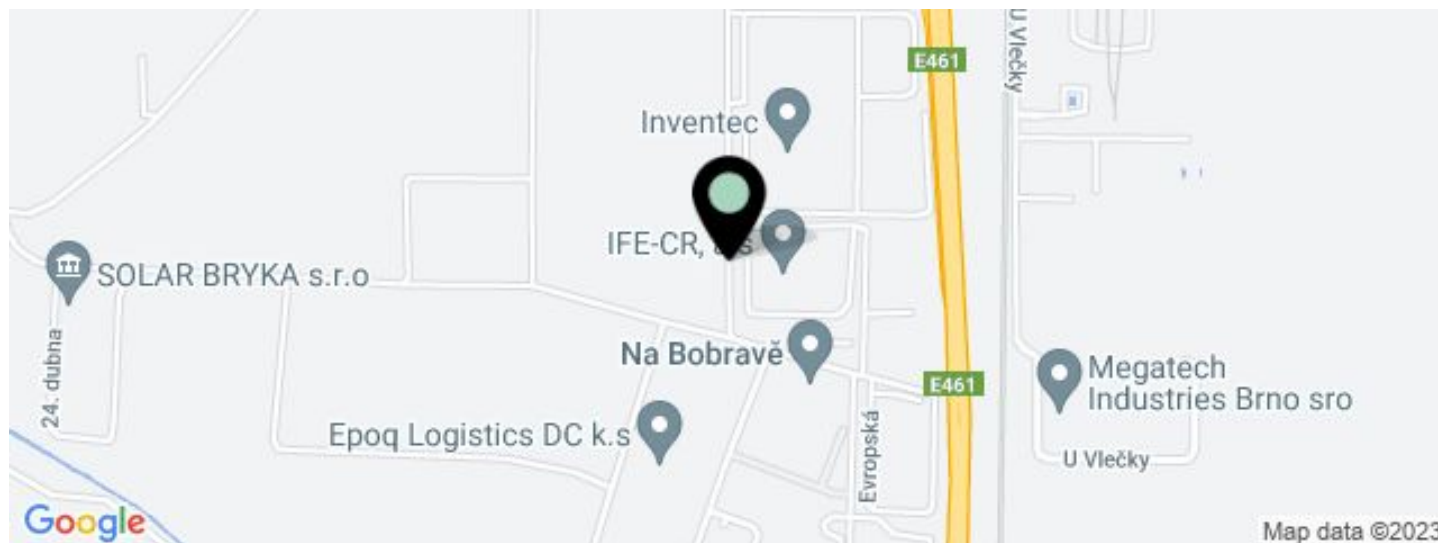
Ask for price





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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Industrial space MO12- available	12 420 m <sup>2</sup>	0 CZK monthly per m <sup>2</sup>	No	Ask for price
Building B - office space	4 329 m <sup>2</sup>	0 CZK monthly per m <sup>2</sup>	No	Ask for price
Building A - office space	1 001 m <sup>2</sup>	0 CZK monthly per m <sup>2</sup>	No	Ask for price



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Available area for rent	17 244 m <sup>2</sup>
Ceiling height	10.5 m
Floor loading capacity	5 t/m <sup>2</sup>
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	25591

Industrial park offering A class industrial, warehouse and office space for lease close to Brno. The premises are suitable for industrial centers and light manufacturing, offer a high standard of equipment, and can be designed based on specific requests and requirements.

### Location:

The park is located in Modřice, 5 km south of Brno, close to the D1 and D2 highways. Nearby is the international airport and train station. Vienna is about 60 minutes by car. One of main advantages of the park is public transport that connects the park with Brno.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- 24/7 security service and CCTV
- Park maintenance
- Sufficient parking space
- High standard of building

### Industrial/Warehouse space:

- 1 hydraulic ramp at about 600 m<sup>2</sup>
- Min. 1 direct entry to the unit
- Dimension of entrance gate 4x4,5 m
- Floor loading capacity 5 T/sq.m
- Clear height 10,5 m
- Column grid structure 12x24 m
- LED Light
- Sprinkler system
- Utility connections (water, sewage, gas, electricity)

### Office:

- Turn key office
- Clear height 2,75 m
- Air-conditioning
- External blinds

Lessee pays no commission.



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