





Office space

Brno-venkov, Modřice, Evropská

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Available area	1 001 m ²
Cellar	-
Parking	-
PENB	G
Reference number	25998

A class office, industrial and warehouse space for lease in the industrial park situated 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

Office:

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

Industrial/Warehouse space:

- 1 hydraulic ramp at about 600 m²
- Min. 1 direct entry to the unit
- Dimension of entrance gate 4 x 4,5 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)

Lessee pays no commission.



