



## Industrial space

11 000 m<sup>2</sup>, Prague 9, Horní Počernice, K Bílému vrchu

Ask for price





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<b>Total area</b>	11 000 m <sup>2</sup>
<b>Available area for rent</b>	11 000 m <sup>2</sup>
<b>Min. area</b>	600 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>	C
<b>Reference number</b>	29871

This industrial park offers very versatile production, warehouse, retail, showroom and office space, and is just 20 minutes from the center of Prague. The interior space boasts 10 m high ceilings, which can feature up to three stories of office/retail/etc. space. The floors can be connected by multiple lifts. Should there be a need for an expansion, there are building permits available for new structures. Within 9 months, you can move into larger, build-to-suit spaces. The spaces can also be bought.

### Location:

The industrial park is situated on the northeast edge of Prague, Exit 3 on the D10 highway (Prague – Mladá Boleslav – Germany and Poland). The park is reachable by bus from the Černý Most (line B) metro station. The Horní Počernice train station is 1 km from the park.

### Features and Services:

- 24/7 manned security in the area
- Park maintenance

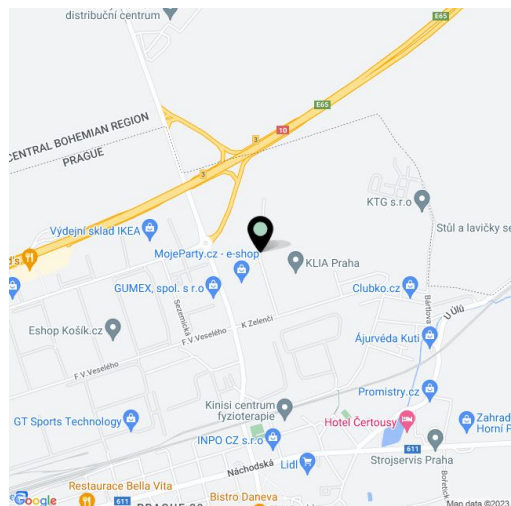
### - Industrial premises / Warehouse / Retail / Showroom:

- Flexible layouts with small units from 600 sq.m. to large spaces up to 4,400 sq.m.
- Cross-docking possible
- Ground floor loading capacity 5 T/sq.m
- Upper floor 500 kg/m<sup>2</sup>
- Clear height variable from 3-6-10 m
- Column grid structure from 7,5x150 m up to 30x30 m(variable in BTS solution)
- Gas heating
- Cooling

### Office:

- Flexible office layouts
- Cooling system
- Ventilated facade
- External blinds
- IT network installed

Rental and service charges listed without VAT. Lessee pays no commission





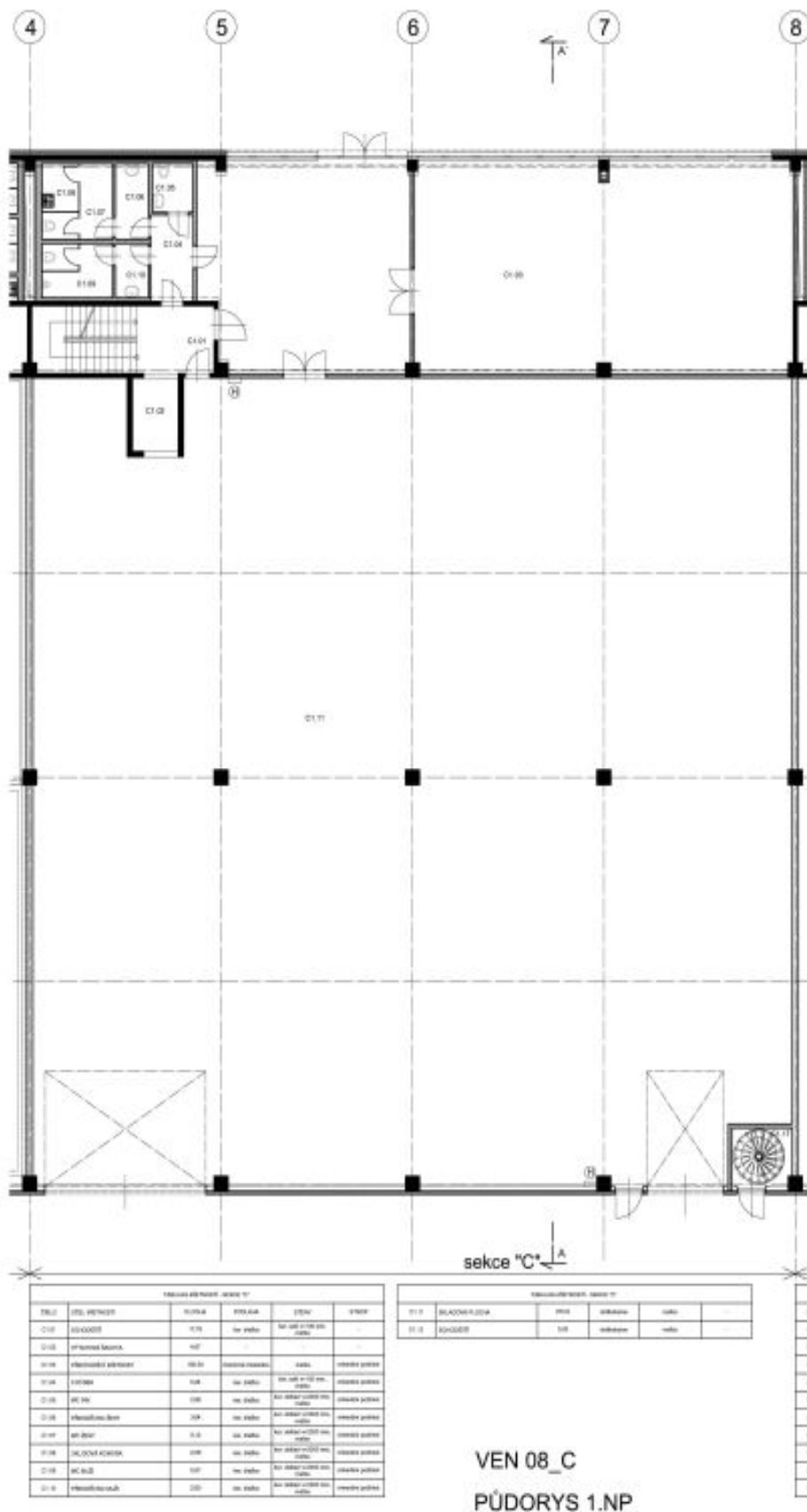


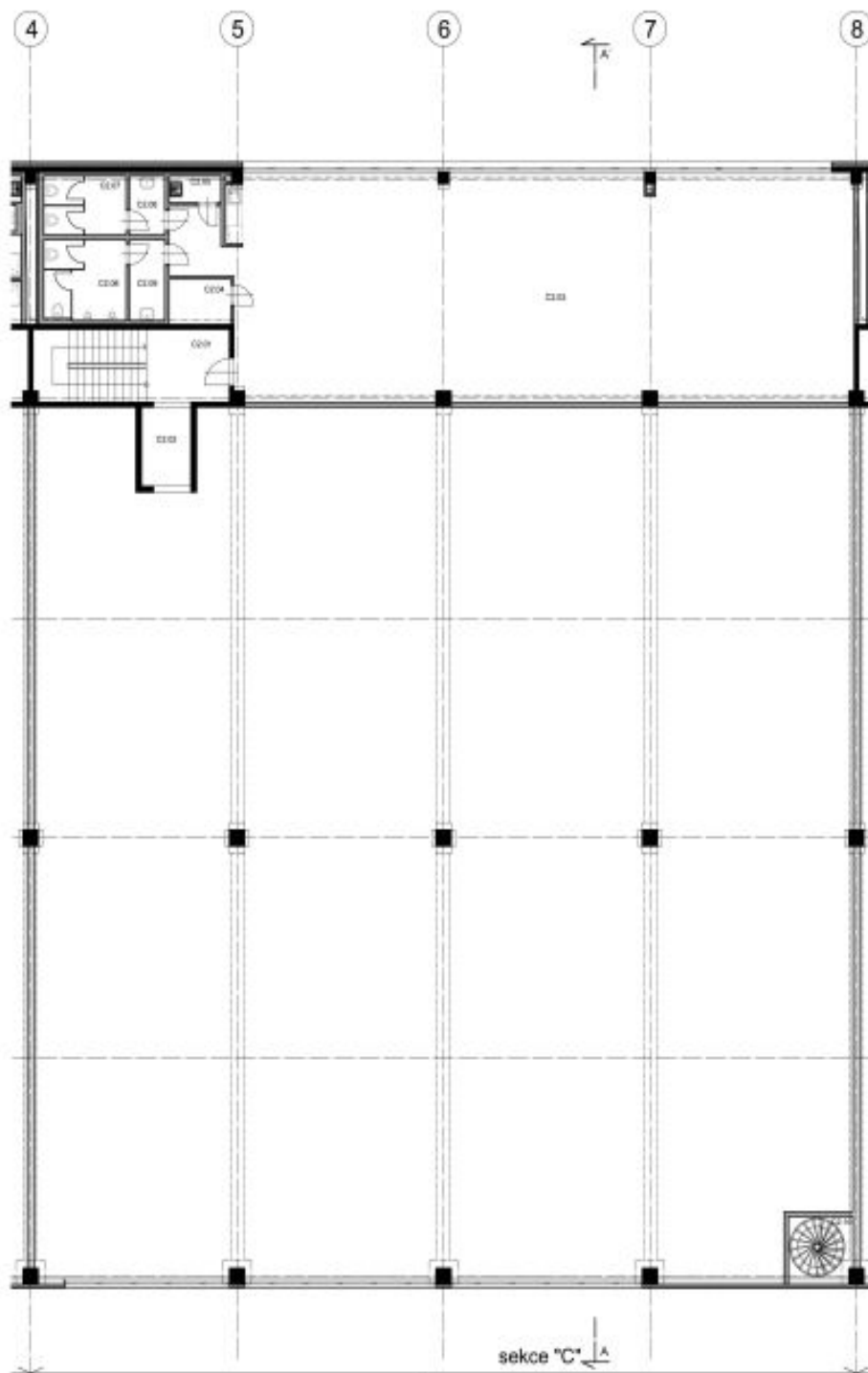
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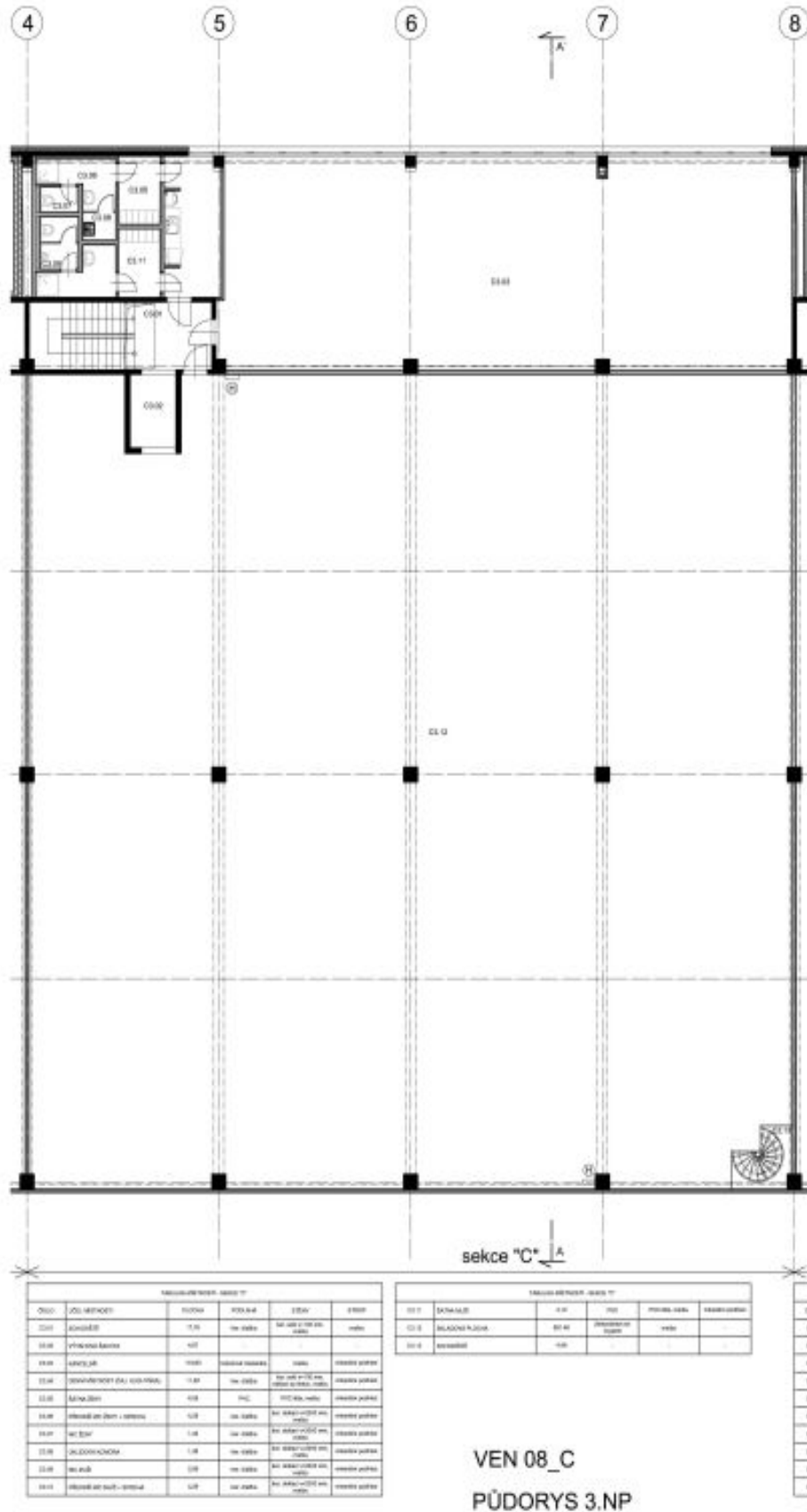




číslo	účel	výška	podlaží	úroveň	úroveň	úroveň
01.01	občasná	1.10	na střeše	na střeše	na střeše	
01.02	střešní	0.00				
01.03	podlaží	0.00	podlaží	podlaží	podlaží	
01.04	podlaží	0.00	podlaží	podlaží	podlaží	
01.05	podlaží	0.00	podlaží	podlaží	podlaží	
01.06	podlaží	0.00	podlaží	podlaží	podlaží	
01.07	podlaží	0.00	podlaží	podlaží	podlaží	
01.08	podlaží	0.00	podlaží	podlaží	podlaží	
01.09	podlaží	0.00	podlaží	podlaží	podlaží	
01.10	podlaží	0.00	podlaží	podlaží	podlaží	

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