



Industrial space

11 000 m², Prague 9, Horní Počernice, K Bílému vrchu

Ask for price





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| | |
|--------------------------------|-------------------------------|
| Total area | 11 000 m ² |
| Available area for rent | 11 000 m ² |
| Min. area | 600 m ² |
| Ceiling height | 10 m |
| Floor loading capacity | 5 t/m ² |
| Column grid structure | — |
| Structure | Reinforced concrete structure |
| PENB | C |
| Reference number | 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

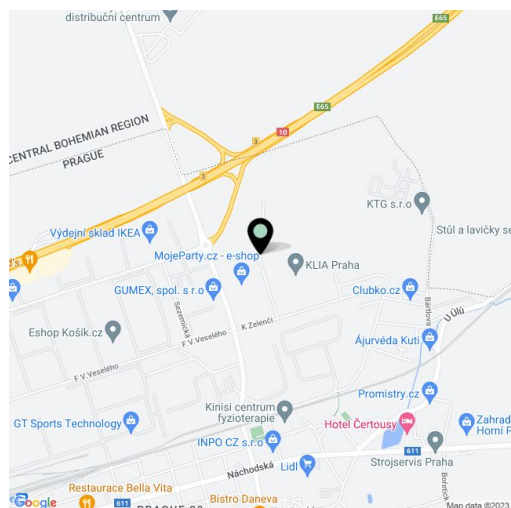
- Industrial premises / Warehouse / Retail / Showroom:

- 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/m²
- 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



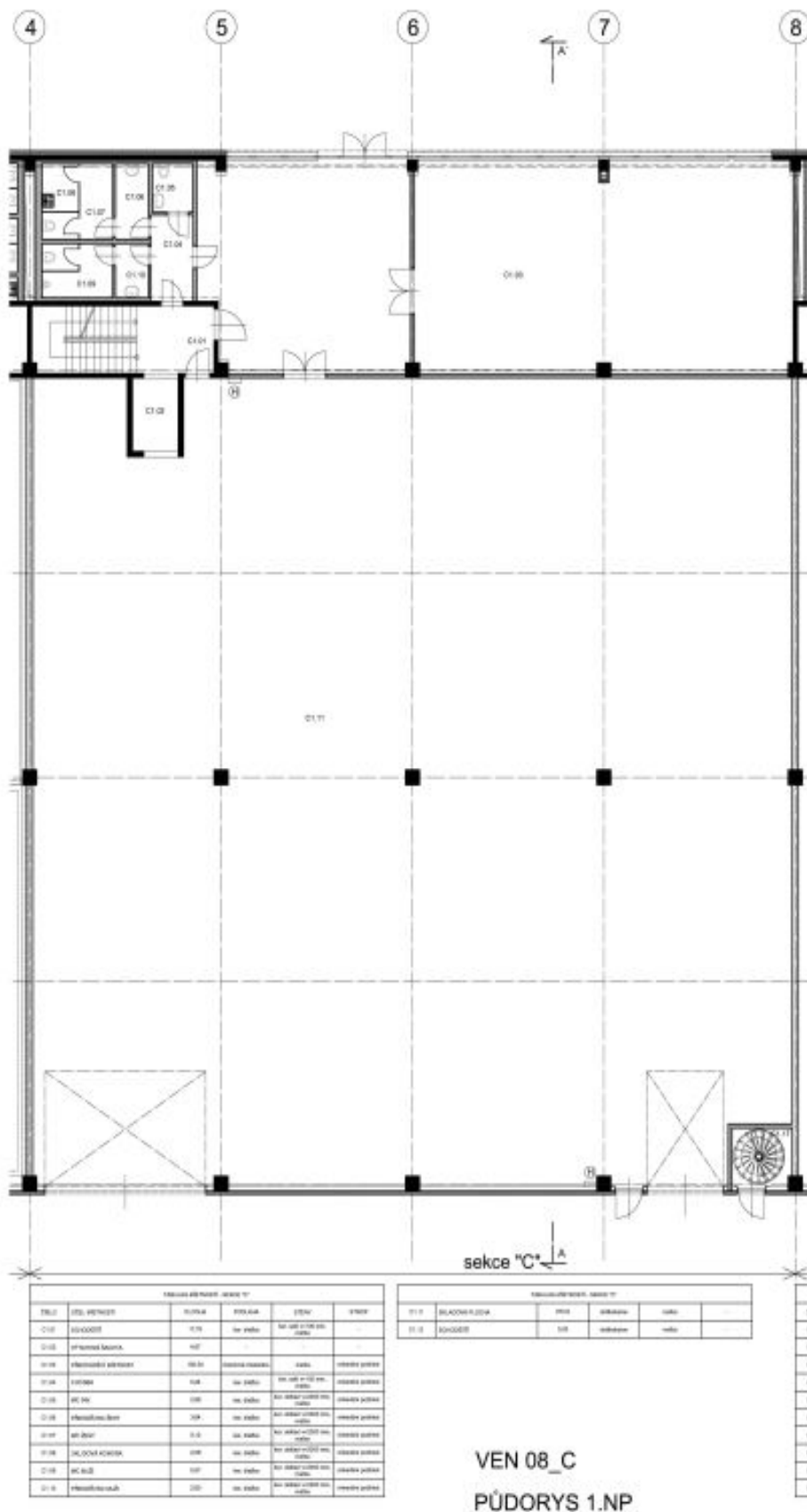


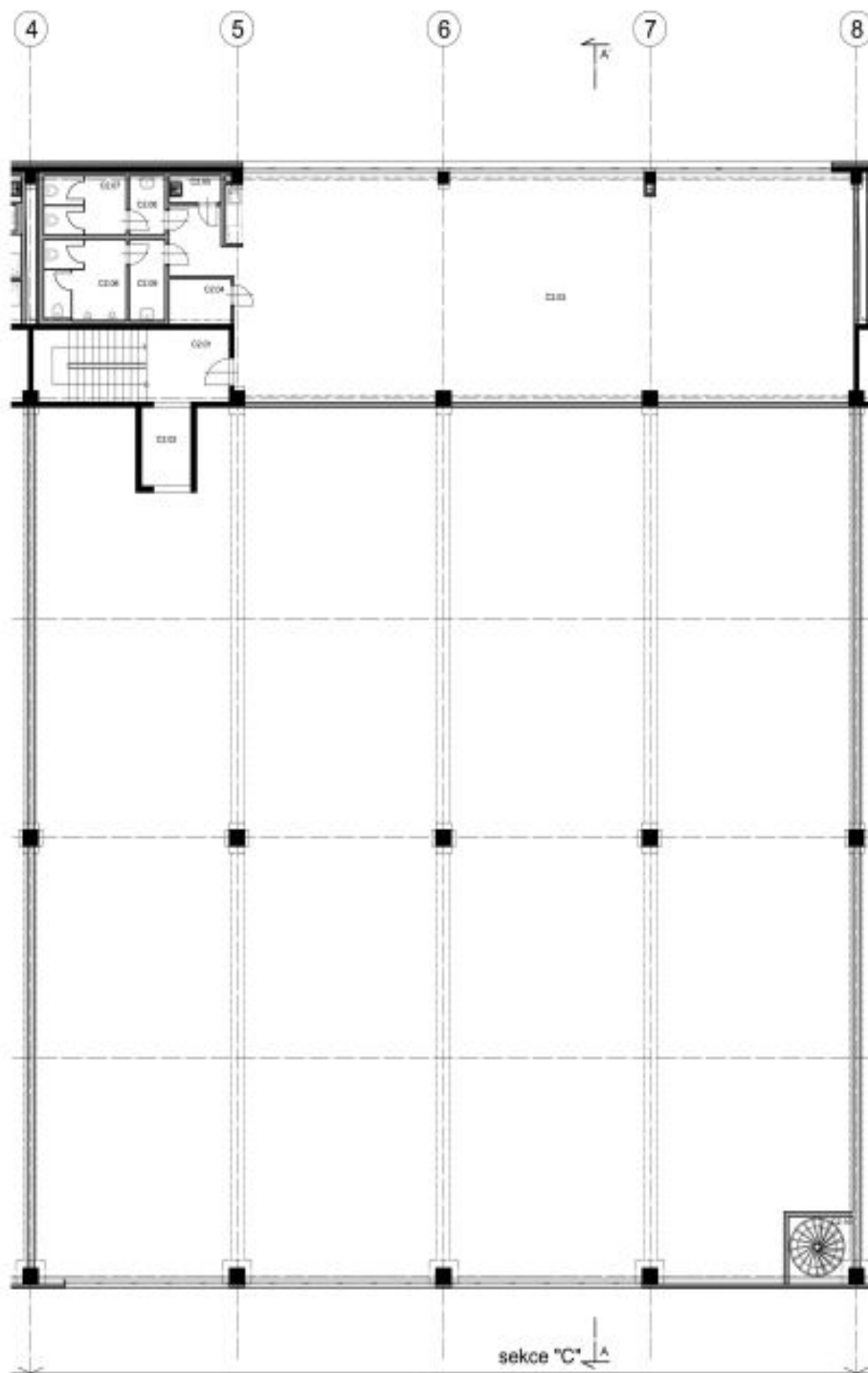
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| číslo | číslo výměny | výška | výška | úroveň | úroveň |
|-------|--------------|-------|-------|--------|--------|
| 11.01 | STROJÁRENSKÝ | 11.50 | 11.50 | 11.50 | 11.50 |
| 11.02 | STROJÁRENSKÝ | 11.50 | 11.50 | 11.50 | 11.50 |
| 11.03 | STROJÁRENSKÝ | 11.50 | 11.50 | 11.50 | 11.50 |
| 11.04 | STROJÁRENSKÝ | 11.50 | 11.50 | 11.50 | 11.50 |
| 11.05 | STROJÁRENSKÝ | 11.50 | 11.50 | 11.50 | 11.50 |
| 11.06 | STROJÁRENSKÝ | 11.50 | 11.50 | 11.50 | 11.50 |
| 11.07 | STROJÁRENSKÝ | 11.50 | 11.50 | 11.50 | 11.50 |
| 11.08 | STROJÁRENSKÝ | 11.50 | 11.50 | 11.50 | 11.50 |
| 11.09 | STROJÁRENSKÝ | 11.50 | 11.50 | 11.50 | 11.50 |
| 11.10 | STROJÁRENSKÝ | 11.50 | 11.50 | 11.50 | 11.50 |

sekce 'C'

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