



## Warehouse space

2 616 m<sup>2</sup>, Praha-východ, Klecany

Ask for price





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<b>Total area</b>	2 616 m <sup>2</sup>
<b>Available area for rent</b>	2 616 m <sup>2</sup>
<b>Office area</b>	131 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>	G
<b>Reference number</b>	30672

**2,485 sq.m.** of warehouse, industrial and **131 sq.m.** of office premises for lease in an industrial park situated 10 minutes from the city center (from Prague).

### Location:

The industrial park is situated 10 minutes from Prague's city center, exit 1 (Zdiby) on D8 highway (Prague – Drážďany – Berlín). The park is reachable by public buses (370, 372) – connection to Kobylisy metro station (line C).

### Features and Services:

- Great visibility from D8 highway
- 24 hours security, fenced area
- Canteen available in the park
- Health care available in the park
- Parking space for cars and trucks

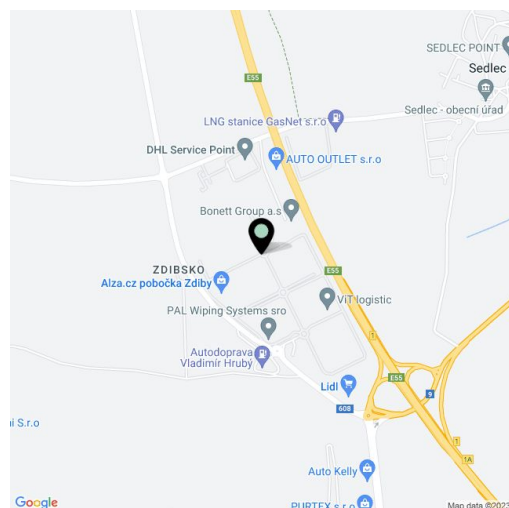
### Warehouse/Industrial premises:

- Flexible layout with units from 960 sq.m.
- Min.1 loading dock per 850 sq.m
- Floor loading capacity 5 T/sq.m
- Clear height 10 m
- Truck yard 35 m
- Column grid structure 20x12 m
- Sprinkler system

### Office:

- Flexible office layout
- Air-conditioning

**Available from 8/2024.**



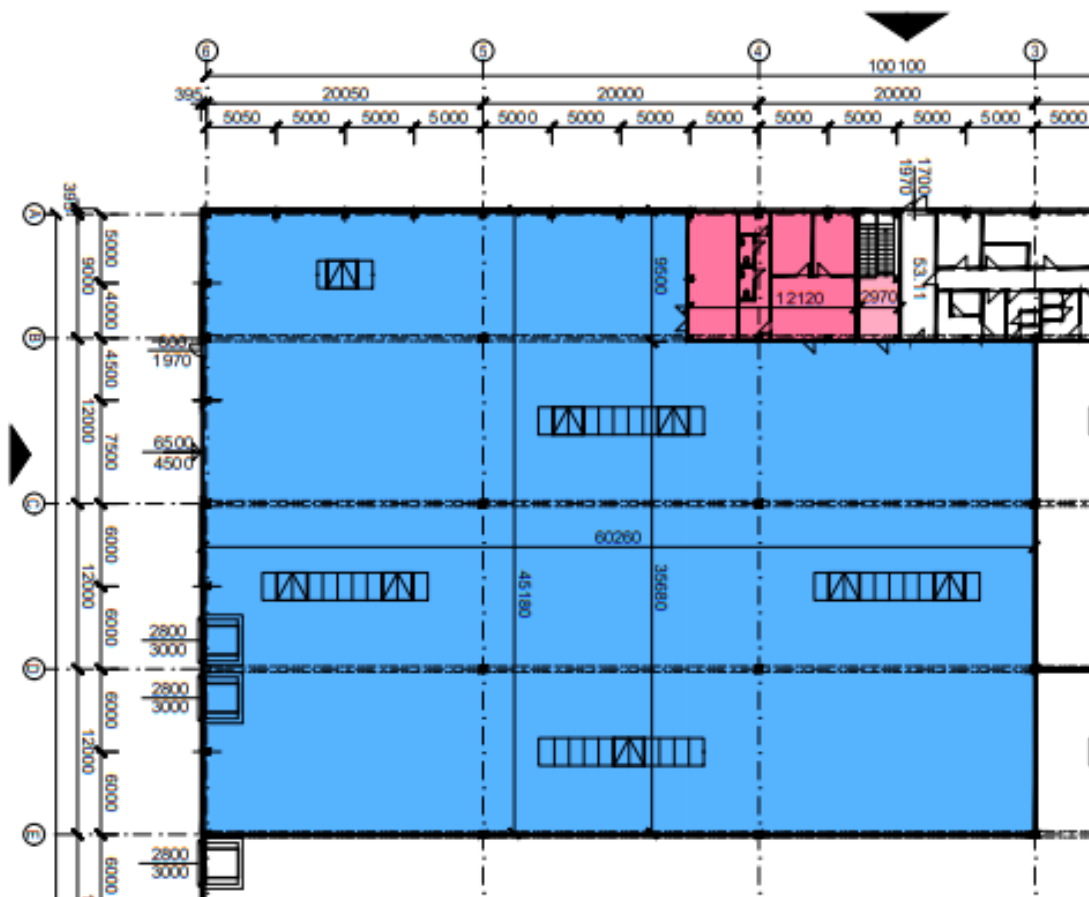
Rental and service charges listed without VAT. Lessee pays no commission.



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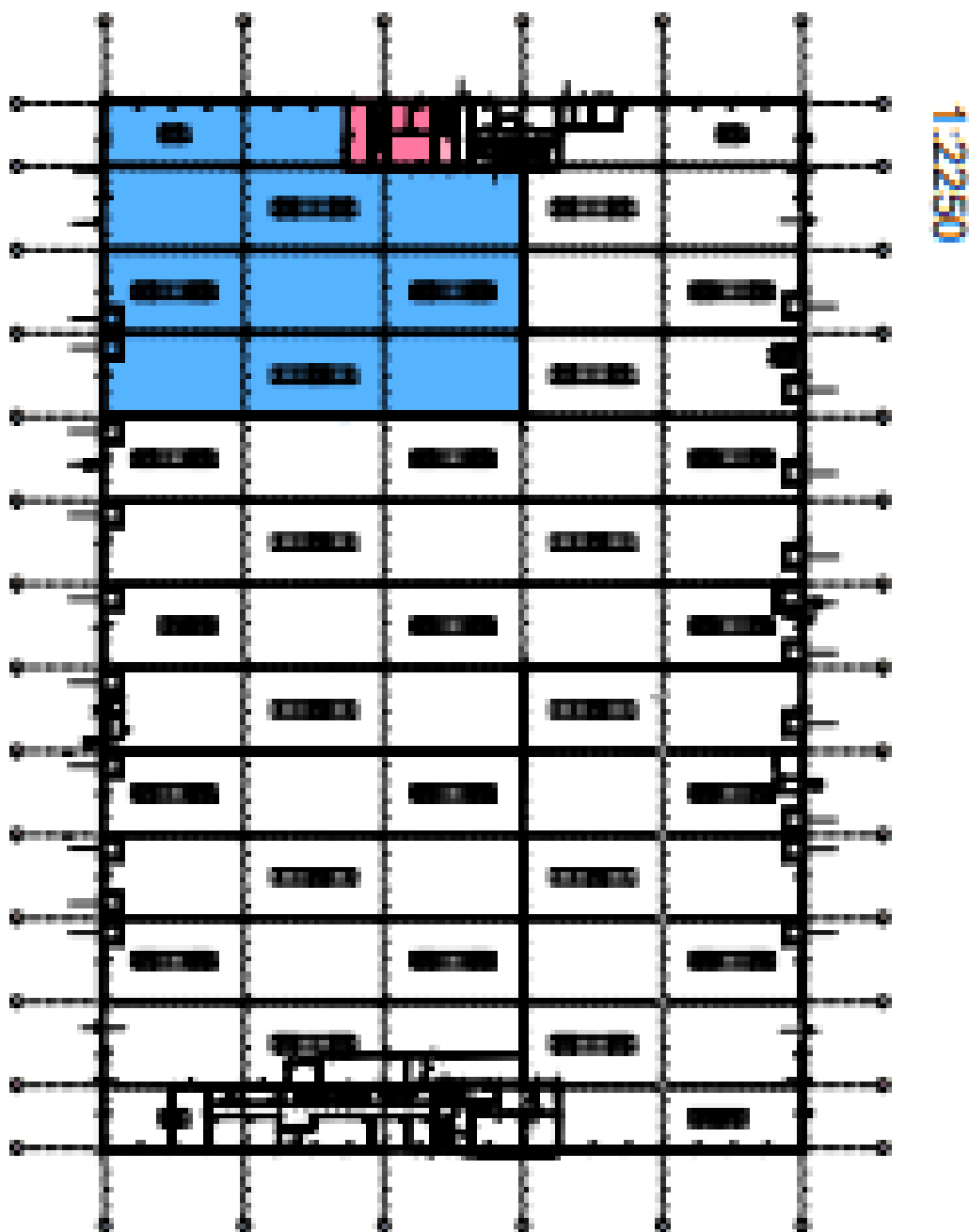
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