



## Industrial space

12 120 m<sup>2</sup>, Chomutov, Kadaň, Královský Vrch

Ask for price







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<b>Total area</b>	12 120 m <sup>2</sup>
<b>Available area for rent</b>	12 120 m <sup>2</sup>
<b>Min. area</b>	4 040 m <sup>2</sup>
<b>Ceiling height</b>	10.5 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>	35979

**12,120 sq m** of Class-A industrial, warehouse and office space for lease near the German border. The premises are suitable for logistics centers and light manufacturing, offer a high standard of equipment, and can be designed based on specific requests and requirements. Available within 10 months from contract signing.

### Location:

Park is located less than 1/2 hour to the German border, situated nearby Chomutov. Park is situated in an established industrial zone.

### 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

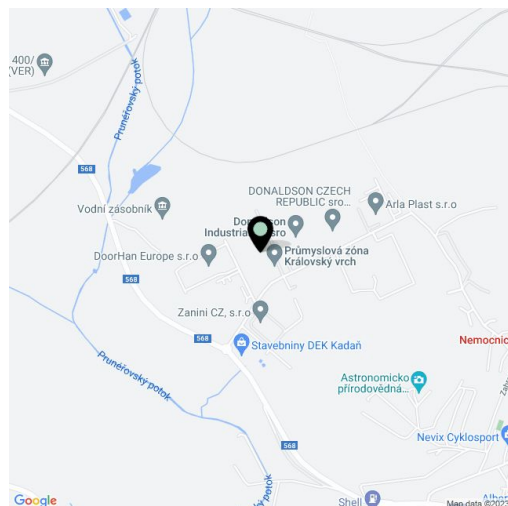
### Warehouse/Industrial space:

- 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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