



## Industrial park

47 715 m<sup>2</sup>, Praha-západ, Chrášřany, Plzeňská

Ask for price





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Total area	47 715 m <sup>2</sup>
Available area for rent	11 217 m <sup>2</sup>
Min. area	4 000 m <sup>2</sup>
Ceiling height	10 m
Floor loading capacity	6 t/m <sup>2</sup>
Column grid structure	—
Structure	Reinforced concrete structure
PENB	B
Reference number	37019

The area offers industrial, warehouse and office space for lease. The area will consist of two separate A-class halls built according to the BREEAM certification. The premises are suitable for warehousing, logistics and light production.

### Location:

The area is located on the border of the capital city of Prague in the village Chrášťany, next to the Prague ring road and the D5 highway (Germany), near the largest retail zone Zličín.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Inhouse property management
- Secured access to the site 24/7
- Car parking spaces
- Trailer parking spaces
- Electrical vehicles charging points
- Wellbeing amenities
- Smart Metering Ready

### Industrial/Warehouse space:

- Dock Doors (1 per 850 sq.m.)
- Electric drive-in doors (1 per 5 000 sq.m.)
- Floor loading capacity 6 T/sq.m.
- Clear height 10 m
- Column grid 12 m x 24 m
- LED lighting
- ESFR sprinklers

### Office:

- Turnkey solution

Lessee pays no commission.



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