



# Industrial park

31 900 m<sup>2</sup>, Děčín, Hostomice, Mlýnská

Ask for price





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<b>Total area</b>	31 900 m <sup>2</sup>
<b>Available area for rent</b>	2 000 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>	37643

This industrial area offers industrial, storage and office space for lease. The completed building will offer an area of more than 31,000 sq.m. of premises designed and constructed to the highest A class standard suitable for logistics, distribution warehousing and light production. Turnkey solution according to the client's requirements. The handover of the premises is possible within 8 months after the signing of the Contract.

### Location:

Park will be built on a reclaimed brownfield site. The future industrial park lies southwest of Hostomice, five minutes' drive south of Teplice along the 1/13 four-line road heading to Bilina. It is located at the exit and by highway E442. The area has great connections to the German motorways (A17, A4, A13 and others) allowing easy access to southern and northern parts of Germany and also to the Czech D8 highway allowing easy access to the capital city of Prague. There is a bus stop right at the entrance to the complex with regular services to Teplice, Bilina and Duchcov. The train station with regular connections to Usti nad Labem is within walking distance – 15 min. Availability of skilled labour force due to three large population base, long industrial tradition and high unemployment. Multimodal terminals close to the site - Most (16 km), Lovosice (27 km)

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 300 car parking places
- 10 truck parking places
- Accessibility 24/7
- Truck loading yard

### Storage/Industrial space:

- Floor loading capacity 5 T/sq.m.
- Clear height 10m-15m
- 61 Docks
- 4 Drive-ins
- Skylights min. 2 %
- Column grid structure 24 x 12 m
- 200 Lux LED lighting
- ESFR sprinkler system

### Office:

- Office space according to the client's requirements
- Air-conditioning

Lessee pays no commission.

