



## Industrial park

38 010 m<sup>2</sup>, Louny, Podbořany, Hlubany

Ask for price





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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
<b>Building B - industrial premises, available within 9 months after signing the contract</b>	5 000 - 17 718 m <sup>2</sup>	0 EUR monthly per m <sup>2</sup>	No	Ask for price
<b>Building A - industrial premises, available within 9 months after signing the contract</b>	5 000 - 20 310 m <sup>2</sup>	0 EUR monthly per m <sup>2</sup>	No	Ask for price



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<b>Total area</b>	38 010 m <sup>2</sup>
<b>Available area for rent</b>	38 010 m <sup>2</sup>
<b>Ceiling height</b>	12.6 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>	B
<b>Reference number</b>	37717

This industrial area offers industrial, storage and office space for lease. Two new buildings offers more than 38.000 sqm of premises designed and constructed to the highest A class standard suitable for light production, logistics or distribution. No further construction is possible in the area, the whole is fenced with access through the central gatehouse. The complex has its own transformer station (3x 1.6 MW). Turnkey solution according to the client's requirements. The handover of the premises is possible within 9 months after the signing of the Contract.

### Location:

The site is located within the region of Ústí nad Labem, small city Podbořany, one hour driving distance to the capital city of the Czech Republic Prague and the German borders. The park is based only 15km from the road I/6 connecting Prague and Karlovy Vary. Great potential for skilled labour force within the Ústí nad Labem region. Current unemployment rate of nearly 8% belongs to the highest in the Czech Republic

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 177 car parking places
- 8 truck parking places
- Truck loading yard

### Storage/Industrial space:

- Floor loading capacity 5 T/sq.m.
- Clear height 12,6 m
- 69 Docks
- 5 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

Lessee pays no commission.



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