



## Industrial park

14 478 m<sup>2</sup>, Praha-západ, Chrášřany, Severní

Ask for price





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<b>Total area</b>	14 478 m <sup>2</sup>
<b>Available area for rent</b>	5 437 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>	C
<b>Reference number</b>	37944

The industrial area offers manufacturing, warehouse and office space for rent. The area is being developed in the highly prized logistics locality of Prague in the village Chrástany. The premises are suitable for logistics, distribution, warehousing and light manufacturing. To move in 11 months after signing the contract.

### Location:

The area enjoys a premium location close to major arteries, transport hubs and nodes, and consumption centers. At the entrance to the Prague ring road and adjacent to the D5 motorway, the park is an ideal distribution hub for domestic and international services. Prague city center is just a 25-minute drive away (13 km) and the airport 10 minutes away (6 km). The Czech Republic's fourth largest consumption center, the western Bohemian city of Pilsen (Plzeň) is 81 km away. For employees of the park, Metropole Zličín Shopping Center, on the B-line metro station Zličín, is five minutes by car or bus.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Dedicated property management team
- Technical support on site
- Ample parking spaces
- Gas station
- Retention pond
- Smart metering system
- CCTV
- BREEAM certification

### Industrial/Warehouse space:

- Floor loading capacity 5 T/sq.m
- Clear height 10 m
- Wide manoeuvring truck court
- Loading docks
- Drive-in doors
- External LED lighting
- Column grid structure 24x12 m
- ESRF sprinkler system

### Office:

- Office space according to client requirements

Lessee pays no commission.



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