



## Warehouse space

10 210 m<sup>2</sup>, Ostrava-město, Ostrava, Halasova

Ask for price





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<b>Total area</b>	10 210 m <sup>2</sup>
<b>Available area for rent</b>	10 210 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>	B
<b>Reference number</b>	39398

**10,210 sq.m.** of warehouse and office space including background for lease in an area located in Ostrava - Vítkovice. After a demanding rehabilitation, the 44ha brownfield is ready for the construction of a modern commercial-industrial park. The tenants of the park have at their disposal premises of various sizes suitable for companies operating in a wide range of commercial and production act.

### Location:

The park is located in the wider center of Ostrava in the area of Ostrava Vítkovice with excellent transport accessibility. Direct connection to the highway leading to Brno and Poland. There are 3 entrances to the park. There is a tram stop near the complex.

### Features and Services:

- All infrastructure available on site
- High standards of buildings
- A functional railway along the eastern perimeter of the compound
- A large number of parking spaces for cars and trucks

### Industrial/Warehouse space:

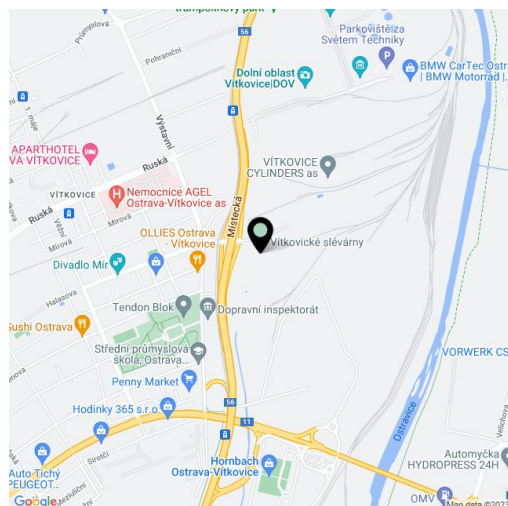
- Flexible unit layouts
- Variable units from 1,500 sq.m.
- 4 drive-ins
- 16 docks with loading bridge
- Floor load: 5t/sq.m.
- Clear height of storage areas: 10-12 m
- Column module: 24×12 m
- Loading yard: 35 m
- Sprinklersystem
- Infrared emitters /ceiling heating units
- BREEAM Very Good

### Office:

- Flexible office layout
- Air-conditioning

**Available from Q4/2024.**

Rental and service charges listed without VAT. Lessee pays no commission.





### LEGENDA

- OR KOMUNIKACE - HLAVNI TRASY
- OR KOMUNIKACE - HLAVNI TRASY
- OR KOMUNIKACE - HLAVNI PROCHODY
- OR - PLAZOVAYA CHISTOTAYA
- OR - TRAMVAYOVAYA LINA
- KOLEJE
- OR VENTILACI
- OR SENCE
- OR SENCE 20%
- OR SENCE 30%
- OR SENCE 40%
- OR SENCE 50%
- OR KONKLIZIYA
- ZALIVNY UZEL
- NAVYSAJENAYA CHISTOTAYENY
- NAVYSAJENAYA KOMUNIKACIYA
- TRAVNENY FLODY
- ZEMLEN
- ZARIVNOCHEVY UDARENY - NAVYSAJENAYA VYSTREI
- STROYA PLATONY (VALEKHOV, FAKTORY) KOMUNIKACIYA
- STROYA - BEOZAVENNOYE ZAFENYU DLA VYKORISTANIYA RESURSA (P)

NOMER	DLOZHINA		SHYRINA		VYSHINA	PLOSHAD'	PROSTORNYY VOLUM	PLOSHAD' VYKORISTANIYA	VYSAJENAYA	ZEMELNYY	TERRITORYA	ZEMELNYY
	START	END	START	END								
L1	28 516	24 484	4 032	7	1 662	23 880	38	9	161	242	13	
L2	29 524	28 487	4 043	7	1 662	23 880	38	9	178	282	13	
L3	14 436	14 136	2 294	4	825	1 425	22	4	178	198	17	
L4	18 516	18 212	2 304	4	825	1 425	16	4	81	138	17	
L5	14 484	13 880	2 304	4	825	1 425	28	4	89	198	13	
M1	14 484	13 280	2 304	4	825	1 425	28	4	89	198	13	
M2	18 516	18 212	2 304	4	825	1 425	16	4	81	138	17	
M3	18 516	17 296	2 304	4	825	1 425	16	4	81	138	17	
M4	7 384	6 880	2 304	4	207	349	5	1	43	25	8,8	
S1	4 488	3 880	2 304	4	207	349	5	1	43	25	8,8	
S2	4 488	3 040	2 304	4	207	349	5	1	43	25	8,8	
S3	4 488	3 040	2 304	4	207	349	5	1	43	25	8,8	
S4	4 488	3 040	2 304	4	207	349	5	1	43	25	8,8	
S5	4 488	3 040	2 304	4	207	349	5	1	43	25	8,8	
K1	2 232	1 844	1 128	1	207	249	3	1	52	81	8,7	
K2	2 232	1 844	1 128	1	207	249	3	1	52	81	8,7	
K3	2 232	1 844	1 128	1	207	249	3	1	52	81	8,7	
K4	2 232	1 844	1 128	1	207	249	3	1	52	81	8,7	
CUMULY												
L1-5	73 284	73 284	23 160	28	6 954	105 888	183	50	512	934	68	
M1-4	54 256	54 256	16 464	16	3 300	50 956	96	24	247	416	32	
S1-5	20 256	20 256	6 384	6	1 236	18 540	36	9	117	194	15	
K1-4	8 928	8 928	4 512	4	828	12 432	12	3	52	81	6,7	
<b>Obshche</b>	<b>4 484</b>	<b>7 584</b>	<b>21 856</b>	<b>42</b>	<b>8 718</b>	<b>147 816</b>	<b>327</b>	<b>87</b>	<b>928</b>	<b>1 624</b>	<b>122</b>	
Obshchaya ploshad' (m <sup>2</sup> )	73 284											

• Uchety parkovykh zelenykh zonen i terenykh delyev v 20% uklyada terenykh kholovnykh yuzhlykh  
 • Uchety parkovykh zelenykh zonen i terenykh delyev v 10% uklyada terenykh kholovnykh yuzhlykh  
 • Uchety parkovykh zelenykh zonen i terenykh delyev v 5% uklyada terenykh kholovnykh yuzhlykh  
 • Uchety parkovykh zelenykh zonen i terenykh delyev v 20% uklyada terenykh kholovnykh yuzhlykh



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Budova	Zastavěná plocha m <sup>2</sup>
L1	28 516
L2	29 524
L3	16 438
M1	10 516
M2	14 884
M3	14 884
M4	10 516
S1	3844
S2	7564
S3	4180
S4	4180
S5	4180
XSI	1444
XSI	1444
XSI	1444
<b>Celkem</b>	<b>152 114</b>