



## Industrial space

1 613 m<sup>2</sup>, Praha-západ, Chrášťany, Za Trati

Ask for price





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<b>Total area</b>	1 613 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>	39624

**1,473 sq.m.** of industrial and **140 sq.m.** of office premises for lease in a Business Park situated in the west side of the Prague city. The project consists of 4 warehouse, industrial buildings and 1 gatehouse.

### Location:

Park is located 2,5 km from Exit "na Radosti" – direct connection to Prague Ring Road (R1) and D5 highway to Germany. Easily accessible by car as well by public transport – a bus 10 min. from metro station Zličín (line B), bus stop 150 meters from the complex, railways direction Smíchovské station in close proximity. The complex is also served by a private shuttle service from the metro station Zličín.

### Features and Services:

- Flexible units (Storage / Office / Light Production / Showroom)
- On-site property management
- 24/7 manned security and CCTV
- Park maintenance
- Private shuttle service to the metro station (3,7 km from metro station Zličín)

### Warehouse/Industrial space:

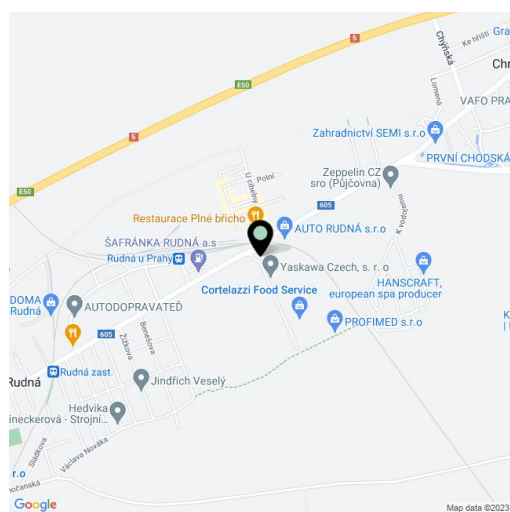
- 1 loading docks per 550 sq.m
- Building depth 50 m
- Floor loading capacity 5 T/sq.m
- Clear height 10 m
- Lighting 200 Lux
- ESFR sprinkler system
- possibility of cross-docking

### Office:

- Turn key office
- Lighting 500 Lux

**Available from January, 2022.**

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





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