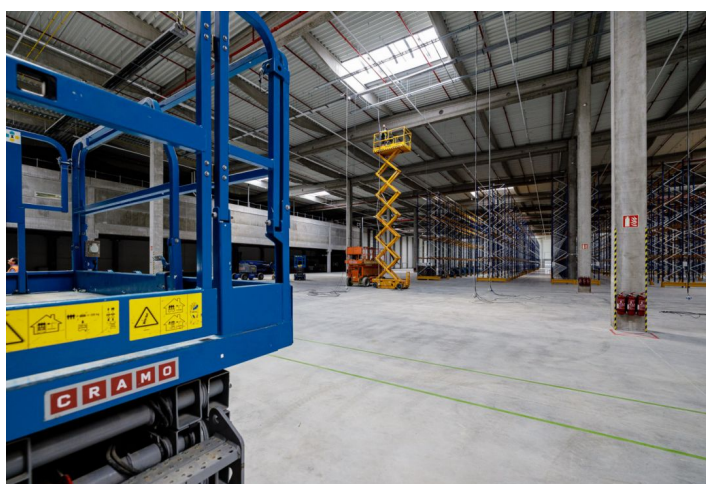
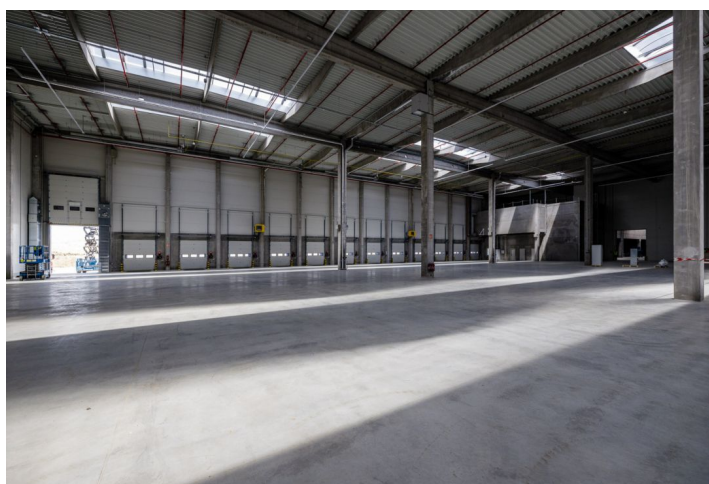




# Logistic park

33 620 m<sup>2</sup>, Cheb, Cheb, Podhradská

Ask for price



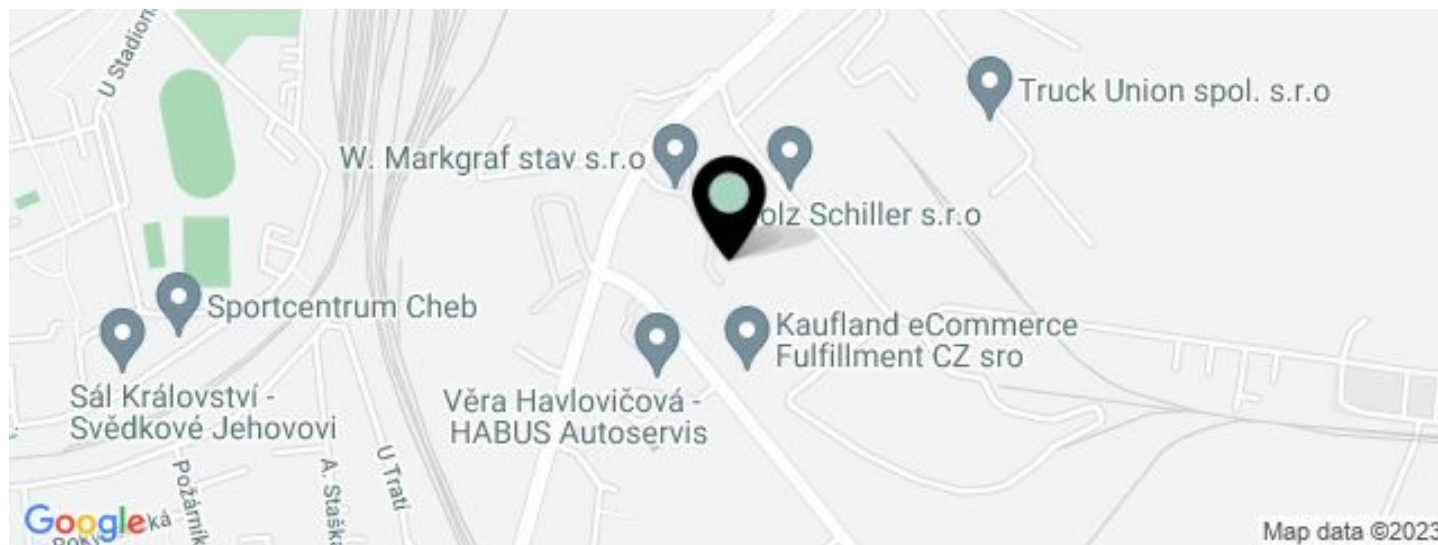




## Logistic park

33 620 m<sup>2</sup>, Cheb, Cheb, Podhradská

[Ask for price](#)



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
<b>Building C - warehouse premises, planned</b>	2 900 - 11 310 m <sup>2</sup>	0 EUR monthly per m <sup>2</sup>	Yes	Ask for price
<b>Building C - warehouse premises, available</b>	5 000 - 11 310 m <sup>2</sup>	0 EUR monthly per m <sup>2</sup>	Yes	Ask for price



## Logistic park

33 620 m<sup>2</sup>, Cheb, Cheb, Podhradská

**Ask for price**

<b>Total area</b>	33 620 m <sup>2</sup>
<b>Available area for rent</b>	33 620 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>	40051

The logistic park offers for rent warehouse and office space in Cheb. The park offers more than 74,000 sq.m. of category A premises, which are suitable for logistics, distribution or light production. The internal layout of the premises can be adapted to the requirements of the tenant. Available within 6 to 12 months after the signing of the contract.

### Location:

The area is perfectly surrounded by major industrial centers in Saxony and Bavaria, which are one of the most important areas of German industry, especially the automotive industry. In the northwest triangle between Cheb, Leipzig and Dresden we find several factories of the Volkswagen Group, BMW and Porsche. In the southwest triangle between Cheb, Munich and Ingolstadt we can find other BMW and AUDI, Siemens or Continental factories. Excellent transport accessibility is provided by the A93 / A9 / A4 / A72 motorways to Regensburg, Munich, Leipzig and Chemnitz. There is also a European railway corridor from Prague to Nuremberg. The connection of the adjacent border areas of Germany (Selb, Hof) with the Czech regions of Cheb and Sokolov provides a local railway line.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- Accessibility 24/7
- 428 parking spaces
- 42 truck parking spaces

### Storage/Industrial space:

- Floor loading capacity 5 T/sq.m
- Clear height 10 m
- 1x electrically operated 3 x 3.2 m dock for each 1 000 sqm of hall
- Each dock equipped with hydraulic leveller, 60 kN capacity
- 1x electrically operated 3.5 x 4.2 m drive-in gate for each 5 000 sqm of hall
- Skylights min. 2 %
- Column grid structure 24x12 m
- 200 Lux LED lighting
- ESFR sprinkler system

### Office:

- Office space according to the client's requirements

Lessee pays no commission.



# Logistic park

33 620 m<sup>2</sup>, Cheb, Cheb, Podhradská

Ask for price

