



# Industrial park

144 583 m<sup>2</sup>, Cheb, Cheb, K Hradišti

Ask for price





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| UNIT   | AVAILABLE AREA       | SERVICES                         | PARKING | MONTHLY RENT  |
|--|----------------------|----------------------------------|---------|---------------|
| Building B- industrial premises, available from 9/2024 | 7 760 m <sup>2</sup> | 0 EUR monthly per m <sup>2</sup> | No      | Ask for price |



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|                                |                               |
|--------------------------------|-------------------------------|
| <b>Total area</b>              | 144 583 m <sup>2</sup>        |
| <b>Available area for rent</b> | 7 760 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>        | 40054                         |

This industrial area offers industrial, warehouse and office space for lease just 2 km from the border of city Cheb. The park offers more than 138 000 sq.m of premises designed and constructed to the highest A class standard suitable for logistics, distribution warehousing and light production. Turnkey solution according to the client's requirements.

### Location:

The park is located just 2 km from the border of city Cheb. The park 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. Regular public transport between the industrial area, city of Cheb and Sokolov.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- Accessibility 24/7

### Storage/Industrial space:

- Floor loading capacity 5 T/sq.m
- Clear height 10 - 21,5 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
- Air-conditioning

Lessee pays no commission.



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