svoboda&williams

Industrial space

13 000 m², Cheb, Cheb, K Hradišti

Ask for price







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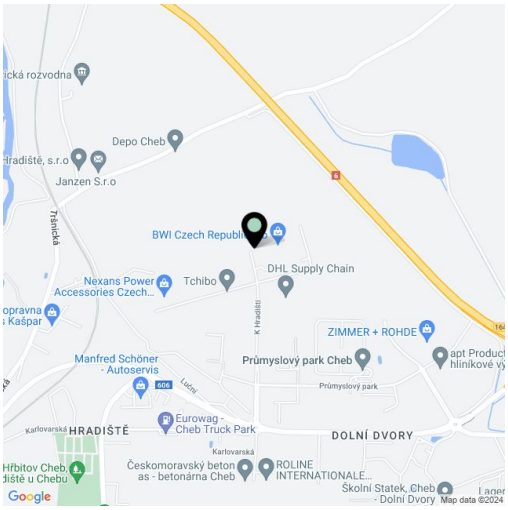
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Total area	13 000 m²
Available area for rent	13 000 m²
Ceiling height	10 m
Floor loading capacity	5 t/m²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	40058



13,000 sq.m. of industrial and office space for lease just 2 km from the border of city Cheb. Premises are designed and constructed to the highest A class standard and are suitable for logistics, distribution warehousing or light production. Turnkey solution according to the client requirements. The handover of the premises is possible within 9 months after the signing of the Contract.

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 Continetal 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 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

Available from 7/2024.

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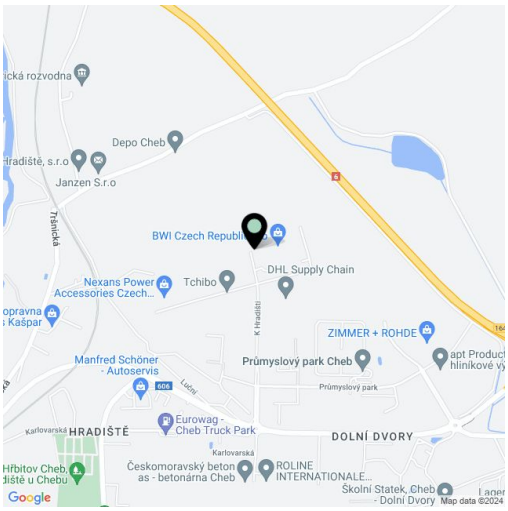
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Lessee pays no commission.



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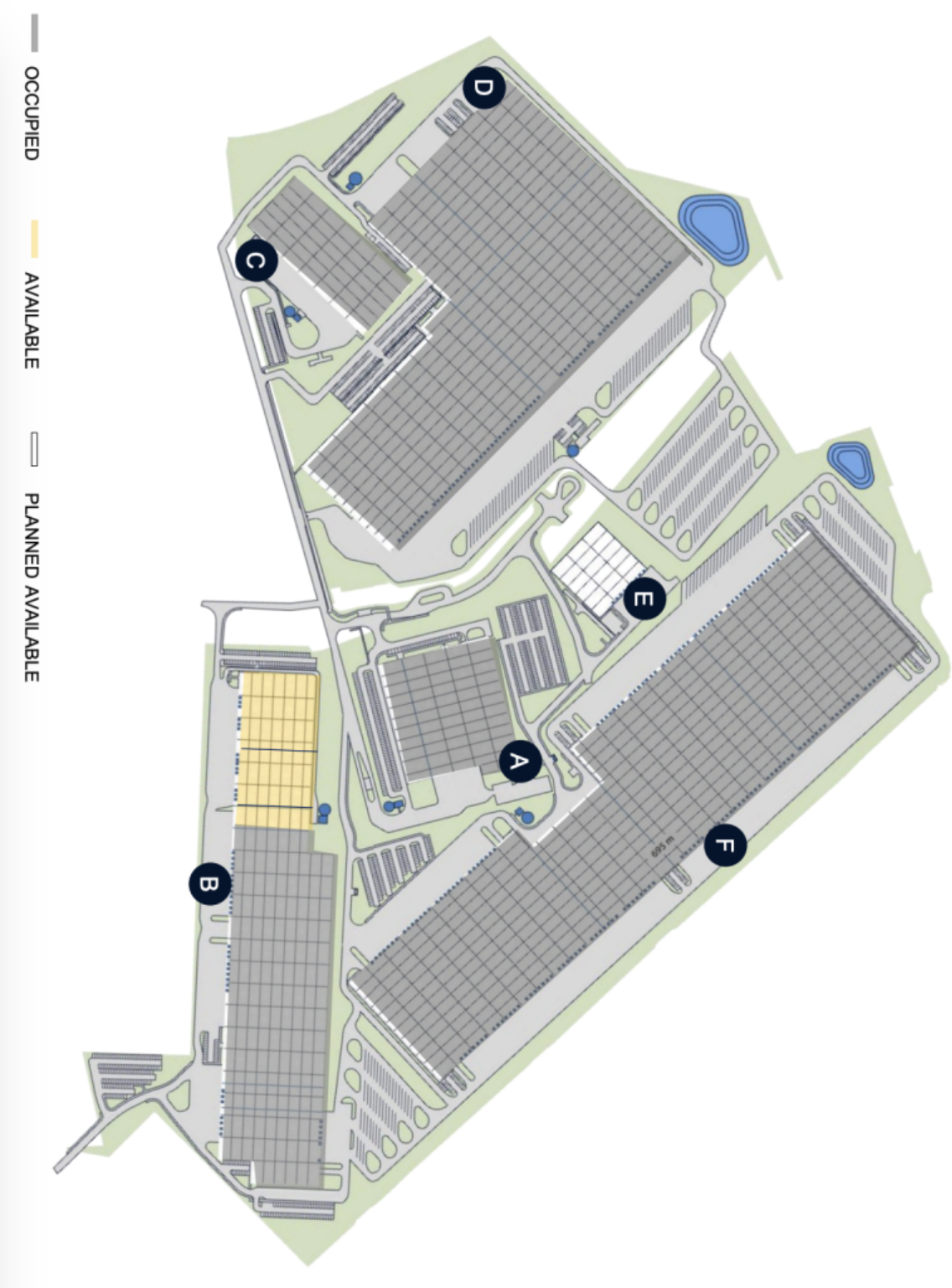
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