

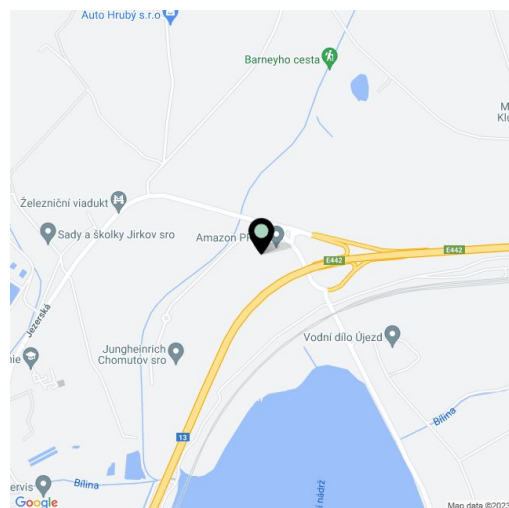


Industrial space

39 000 m², Chomutov, Jirkov

Ask for price

Total area	39 000 m ²
Available area for rent	39 000 m ²
Min. area	15 000 m ²
Ceiling height	12 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	40064



39,000 sq.m. of industrial, warehouse and office space for lease. The area offers class A premises suitable for logistics, distribution warehousing or light production. Units available from 6 000 sq.m. Construction will be carried out on a built-to-lease basis and according to tenant's requirements. To move in 10 months after signing the contract.

Location:

Strategically located close to the city of Jirkov (1 km) city of Chomutov (7 km), city of Most (15 km) and German borders (30 km). Located at the exit and speedway E442 . Great connection to German highways (A4, A72, A9, A93) allowing easy access both to southern and northern part of Germany. Great connection to Czech highways (D7, D8, D6) allowing easy access to Usti nad Labem, Karlovy Vary, Cheb as well as to Prague. The connection among Chomutov, Jirkov, Most and Litvinov is provided by regular railway and bus lines. Bus stop right next to the site. Bus connections. Regular bus connection between the Vysoká pec bus station and city of Chomutov.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- Accessibility 24/7
- 367 car parking places
- 13 truck parking places

Storage/Industrial space:

- Floor loading capacity 5 T/sq.m
- Clear height 12 m
- 118 docks
- 4 drive-ins
- 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.

