



## Warehouse space

10 400 m<sup>2</sup>, Karlovy Vary, Ostrov

Ask for price





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<b>Total area</b>	10 400 m <sup>2</sup>
<b>Min. area</b>	3 000 m <sup>2</sup>
<b>Ceiling height</b>	11.6 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>	B
<b>Reference number</b>	40077

**10,400 sq. m.** of warehouse and office space for lease. These A-class premises will be designed and constructed according to the client's specific requirements. The premises are suitable for logistics, distribution, or light production. Available within 6 months after signing the contract.

### Location:

The area is located within the Karlovy Vary Region in the western part of the Czech Republic. The site lies close to Expressway 13/E442, connecting the city of Karlovy Vary, Chomutov, Most, and Teplice. The office park is easily accessible from larger cities such as Karlovy Vary (12 km) and Chomutov (40 km). An ideal location due to its close proximity to the German border (65 km). Public transport provides quick connections to Karlovy Vary.

### Features and services:

- Flexible units (storage/office/light production/showroom)
- Onsite property management
- Maintenance services
- 173 parking places
- 12 truck parking places
- 24/7 accessibility

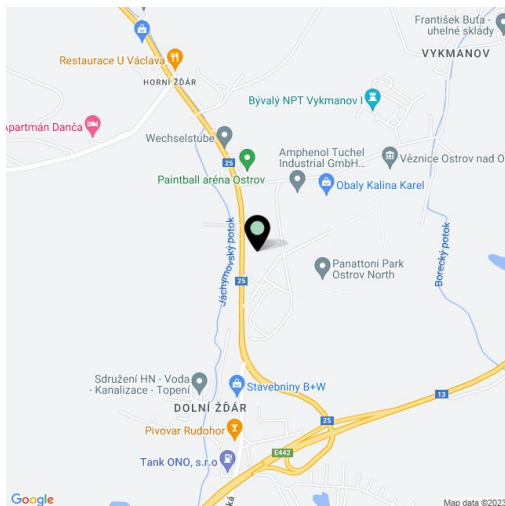
### Storage/Industrial space:

- Floor loading capacity 5 t/sq. m.
- Clear height 11,6 m
- Loading docks
- 22 hydraulic bridges
- Direct entrance
- 2% light transmittance
- Column structure 12 m x 24 m
- 200 Lux LED light fixtures
- ESFR spinkler system

### Office:

- Office space according to the client's requirements
- Air-conditioning

Lessee pays no commission.

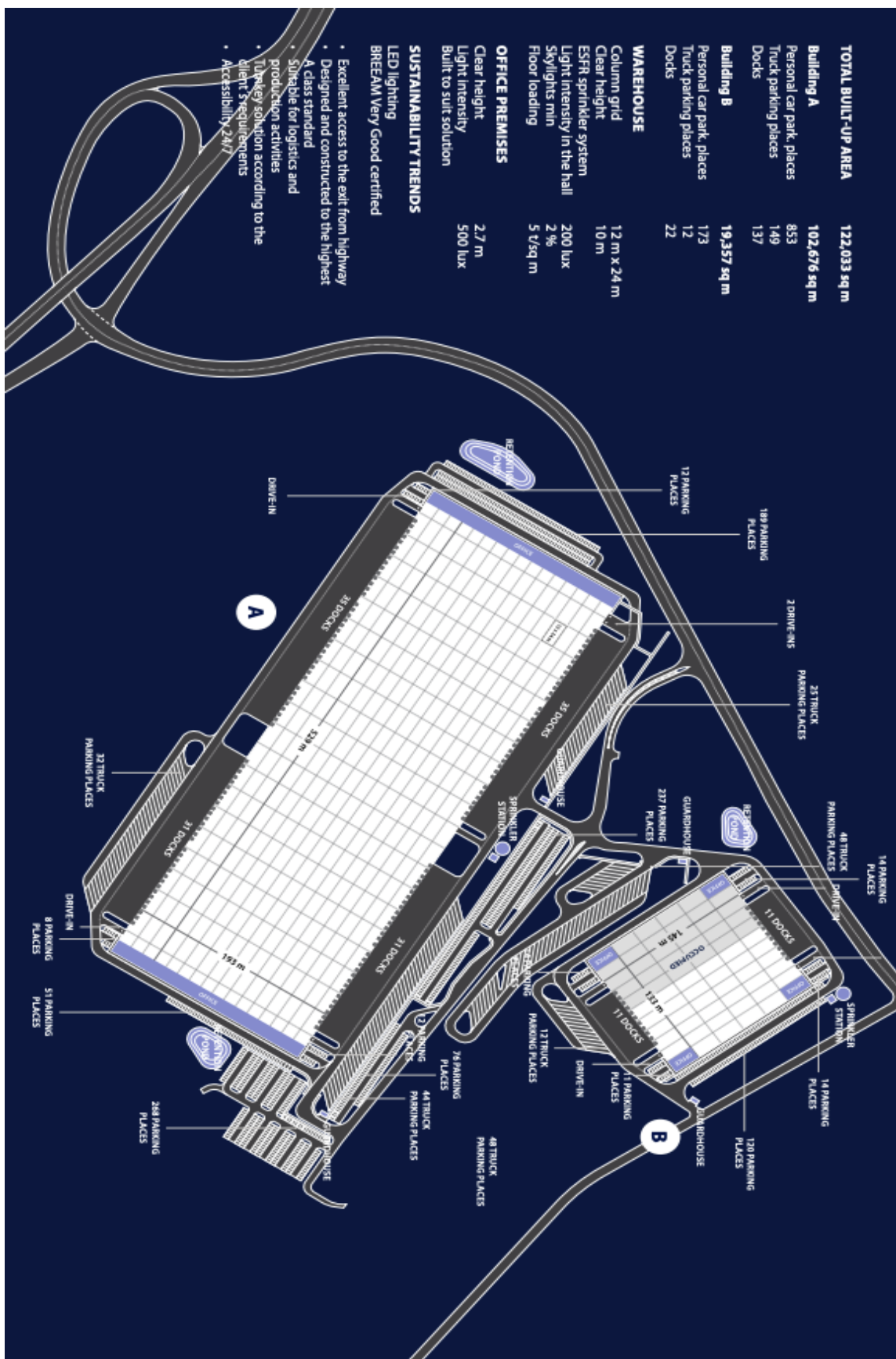




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### TOTAL BUILT-UP AREA

<b>Building A</b>	122,033 sq m
Personal car park, places	102,676 sq m
Truck parking places	853
Docks	149
<b>Building B</b>	19,357 sq m
Personal car park, places	173
Truck parking places	12
Docks	22

### WAREHOUSE

Column grid 12 m x 24 m  
 Clear height 10 m  
 ESFR sprinkler system  
 Light intensity in the hall 200 lux  
 Skylights min 2 %  
 Floor loading 5 t/sq m

### OFFICE PREMISES

Clear height 2.7 m  
 Light intensity 500 lux  
 Built to suit solution

### SUSTAINABILITY TRENDS

LED lighting  
 BREEMVery Good certified

- Excellent access to the exit from highway
- Designed and constructed to the highest A class standard
- Suitable for logistics and production activities
- Turnkey solution according to the client's requirements
- Accessibility 2M7



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