



## Industrial space

25 844 m<sup>2</sup>, Děčín, Hostomice, Mlýnská

Ask for price





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<b>Total area</b>	25 844 m <sup>2</sup>
<b>Min. area</b>	3 500 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>	40083

**25,844 sq.m.** of industrial and office space for lease. A -Class premises are suitable for logistics, distribution or light production. Turnkey solution according to the client's requirements. The handover of the premises is possible within 8 months after the signing of the Contract.

### Location:

Park will be built on a reclaimed brownfield site. The future industrial park lies southwest of Hostomice, five minutes' drive south of Teplice along the 1/13 four-line road heading to Bilina. It is located at the exit and by highway E442. The area has great connections to the German motorways (A17, A4, A13 and others) allowing easy access to southern and northern parts of Germany and also to the Czech D8 highway allowing easy access to the capital city of Prague. There is a bus stop right at the entrance to the complex with regular services to Teplice, Bilina and Duchcov. The train station with regular connections to Usti nad Labem is within walking distance – 15 min. Availability of skilled labour force due to three large population base, long industrial tradition and high unemployment. Multimodal terminals close to the site - Most (16 km), Lovosice (27 km)

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 300 car parking places
- 10 truck parking places
- Accessibility 24/7
- Truck loading yard

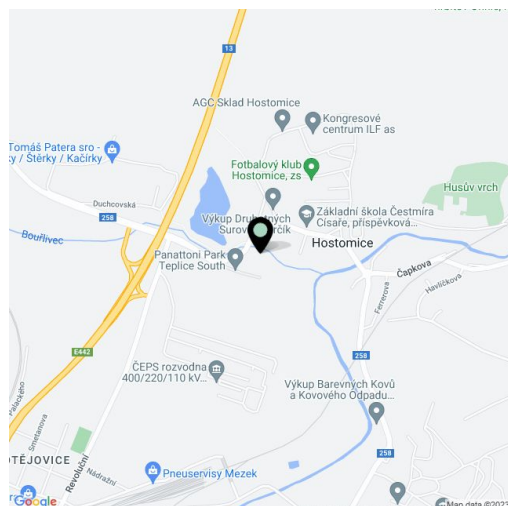
### Storage/Industrial space:

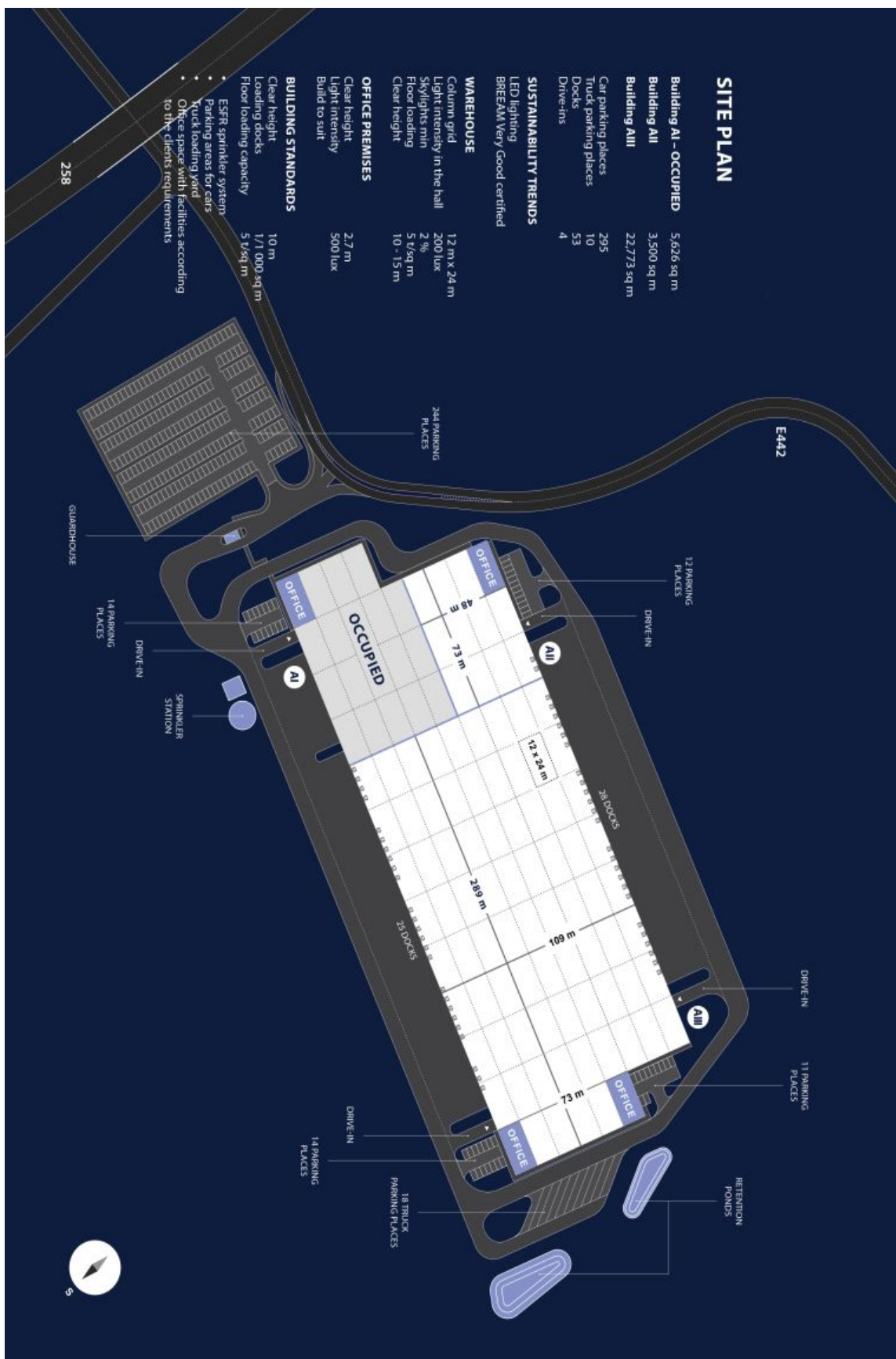
- Floor loading capacity 5 T/sq.m.
- Clear height 10m-15m
- 61 Docks
- 4 Drive-ins
- Skylights min. 2 %
- Column grid structure 24 x 12 m
- 200 Lux LED lighting
- ESFR sprinkler system

### Office:

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

Lessee pays no commission.





**SITE PLAN**

**Building A1 - OCCUPIED**  
 Building A1 5,626 sq m  
 Building A11 3,500 sq m  
 Building A111 22,773 sq m

**Car parking places** 295  
**Truck parking places** 10  
**Docks** 53  
**Drive-ins** 4

**SUSTAINABILITY TRENDS**  
 LED lighting  
 BREEM Very Good certified

**WAREHOUSE**  
 Column grid 12 m x 24 m  
 Light intensity in the hall 200 lux  
 Skylights min 2 %  
 Floor loading 5 t/sq m  
 Clear height 10 - 15 m

**OFFICE PREMISES**  
 Clear height 2.7 m  
 Light intensity 500 lux  
 Build to suit

**BUILDING STANDARDS**  
 Clear height 10 m  
 Loading docks 1/1,000 sq m  
 Floor loading capacity 5 t/sq m  
 ESFR sprinkler system  
 Parking areas for cars  
 Truck loading yard  
 Office space with facilities according to the clients requirements