



**Office space**

Prague 6, Ruzyně

**Ask for price**

<b>Available area</b>	446 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	Yes
<b>PENB</b>	G
<b>Reference number</b>	40133

**446 sq.m.** of office space for lease in the industrial park situated in close vicinity of the international airport in Prague. The premises are suitable for logistics centers, light manufacturing and business activity. They offer a high standard of equipment, and can be designed based on specific requests and requirements.

**Location:**

The park is situated in Prague 6 - Ruzyně close to the Prague Ring Road with good connections to the D6 highway in the direction of Karlovy Vary and D5 highway in the direction of Plzeň. Václav Havel International Airport is a 5-minute drive away. Good transport accessibility - a direct bus line to Zličín metro station (line B). Access to the center of Prague within 30 minutes.

**Features and Services:**

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- 24/7 security service and CCTV
- Park maintenance
- Sufficient parking space

**Office:**

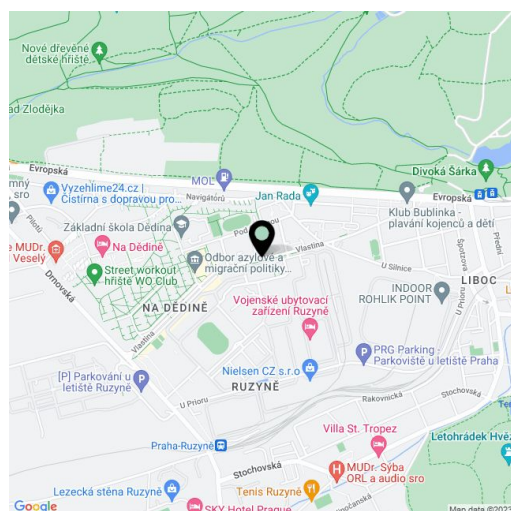
- Turn key office
- Clear height 2,5 m
- Light 500 Lux
- Air-conditioning
- Carpeting

**Industrial/Warehouse space:**

- 1 hydraulic ramp at about 700 m<sup>2</sup>
- Min. 1 direct entry to the unit
- Dimension of entrance gate 3 x 3 m
- Floor loading capacity 5 T/sq.m
- Clear height 9 m
- Column grid structure 15x24 m
- Light 200 Lux
- Utility connections (water, sewage, gas, electricity)

**Available from 1st May, 2022.**

Lessee pays no commission.

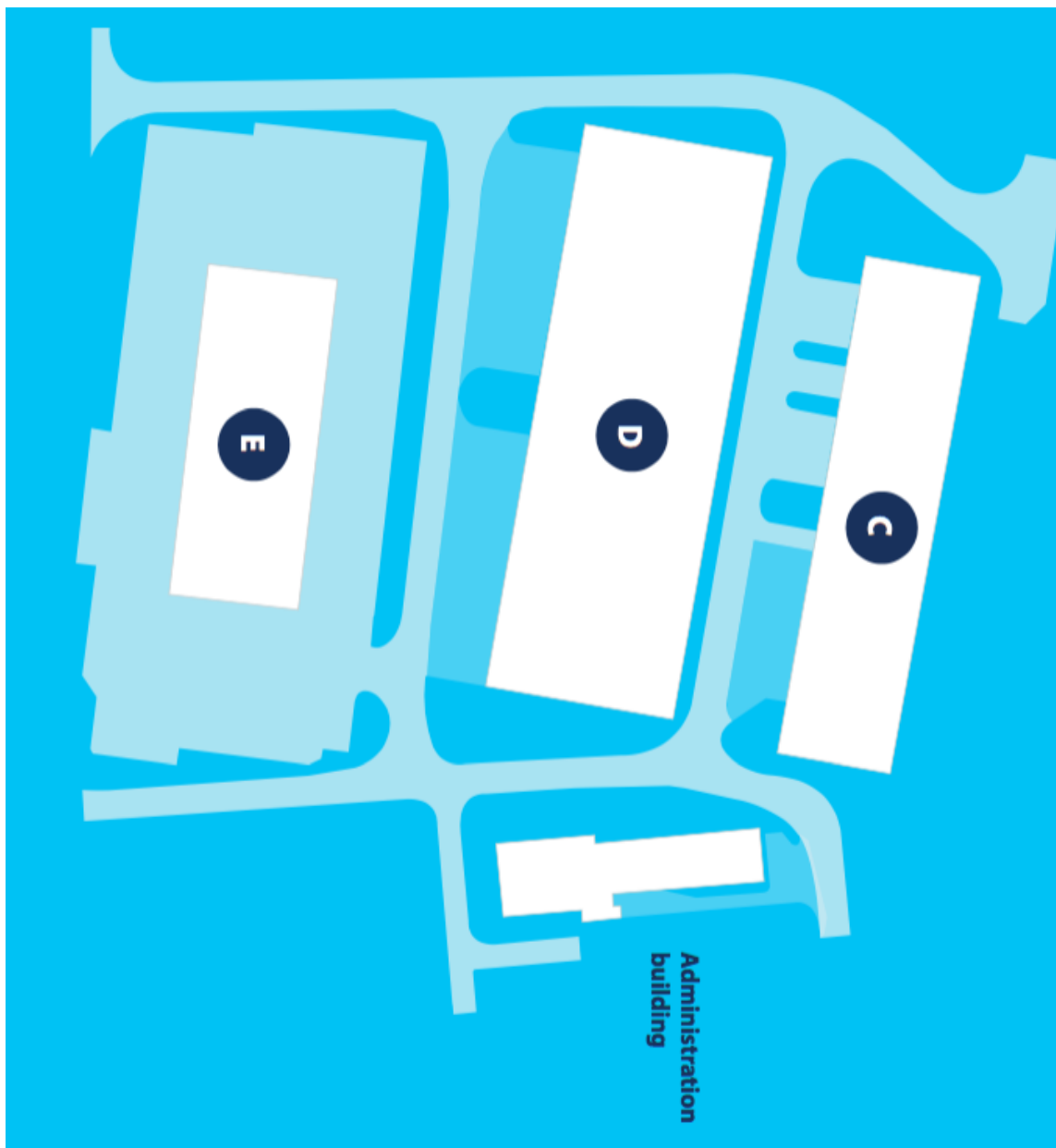


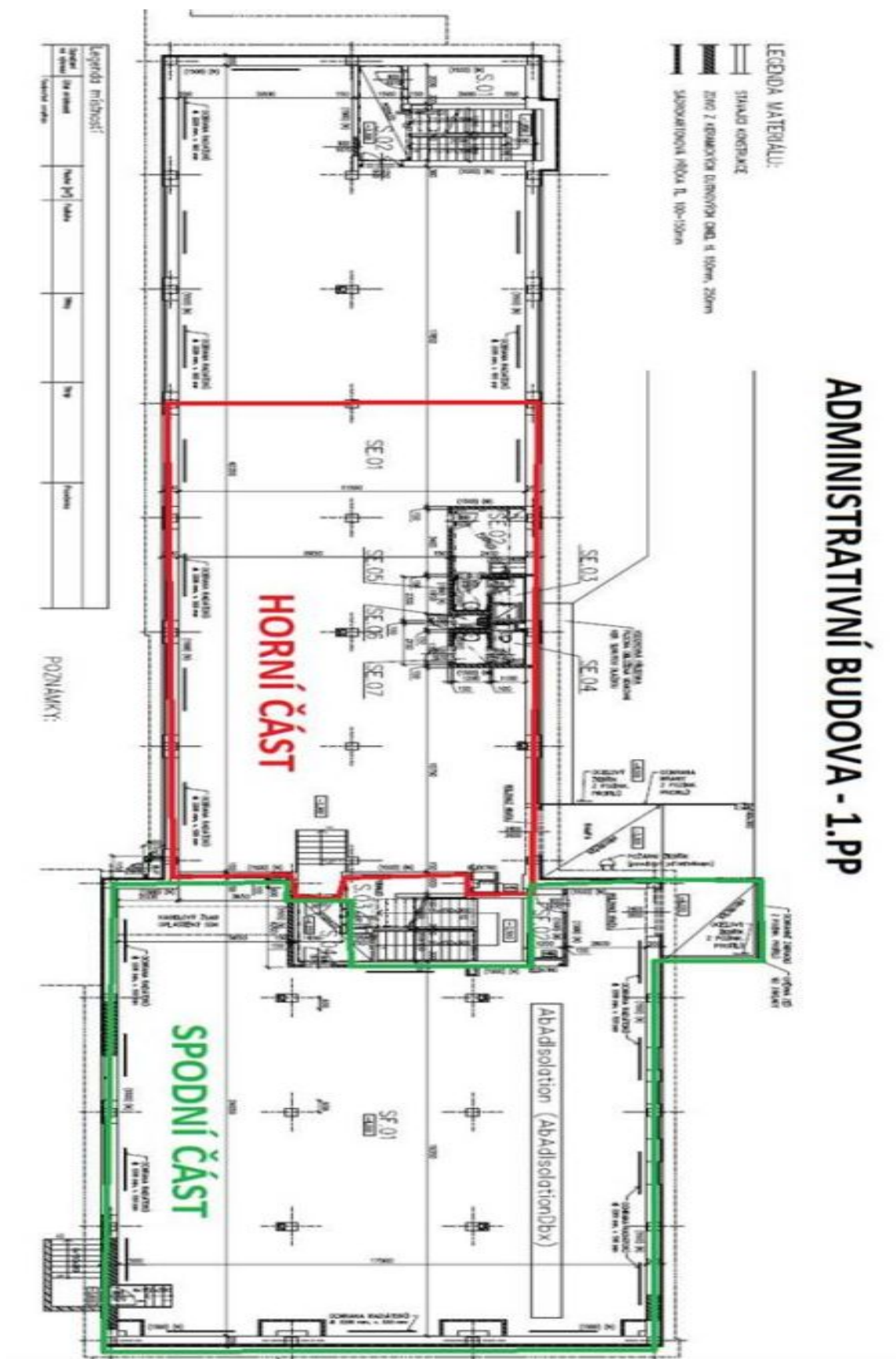


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ADMINISTRATIVNÍ BUDOVA - 1.PP