



## Industrial space

8 883 m<sup>2</sup>, Praha-západ, Pavlov, Logistická

Ask for price





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<b>Total area</b>	8 883 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>	40149

**8 883 m<sup>2</sup>** industrial and office space for lease in the industrial park situated close to the Pavlov, region Prague-west. This new project with 6 building offers more than 120,000 m<sup>2</sup> of premises, which are suitable for logistics, distribution, warehousing and light production. High modern standard premises are very flexible and will be designed based on specific client requests and requirements.

### Location:

The park is located in the district of Prague-west, close to the international Václav Havel Airport Prague (17 km). In close vicinity of the D6 highway (Prague - Karlovy Vary - Germany), with easy connections to Prague circle. Good accessibility by public transport – within easy walking distance of bus stops, about 40 minutes to the city center.

### Features and Services:

- All infrastructure available in the area
- Truck loading yard
- Parking areas for cars and trucks

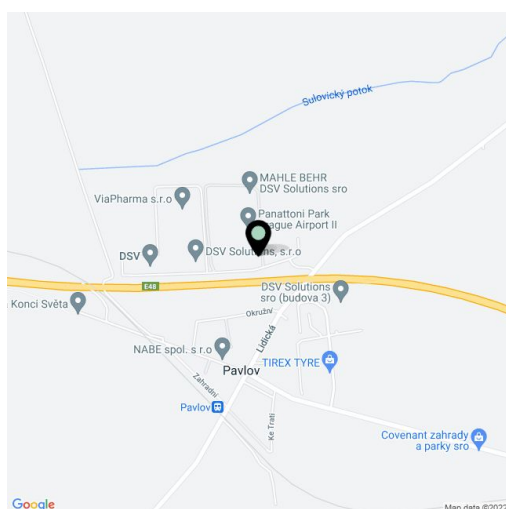
### Industrial/Warehouse space:

- Floor loading capacity 5 T/sq.m
- Loading docks 1/800 sq.m
- Drive-in 1/5000 m<sup>2</sup>
- Clear height 10 m
- Column grid structure 24x12 m
- Light intensity 200 Lux
- ESFR sprinkler system

### Office:

- Office space according to the client's requirements
- Clear height 2,7 m
- Light intensity 500 Lux

Lessee pays no commission.





# Development concept

**Total Built-up area 139 266 sqm**

Building L1	8 032 sqm	1 600 sqm AVAILABLE
Building L2	45 488 sqm	
Building L3	47 200 sqm	
Building F1	11 146 sqm	3 600 sqm AVAILABLE
Building F2	2 000 sqm	
Building F3	15 800 sqm	
Building F4	9 600 sqm	

- 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 24/7

**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	5t/sqm

**OFFICE PREMISES**

Clear height	2,7 m
Light intensity	500 lux
Built to suit solution	

**SUSTAINABILITY TRENDS**

- LED lighting
- BREEAM Very Good certified

The diagram shows a site plan with buildings L1, L2, L3, F1, F2, F3, and F4. Buildings L1, L2, and L3 are marked as 'occupied'. Buildings F1, F2, F3, and F4 are also marked as 'occupied'. Building F1 has a note 'AVAILABLE 02/2020' and '3 600 sqm'. Building L1 has a note 'AVAILABLE 03/2020' and '1 600 sqm'. A road is shown running through the site.



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