



## Industrial park

14 160 m<sup>2</sup>, Klatovy, Klatovy, Podborská

Ask for price

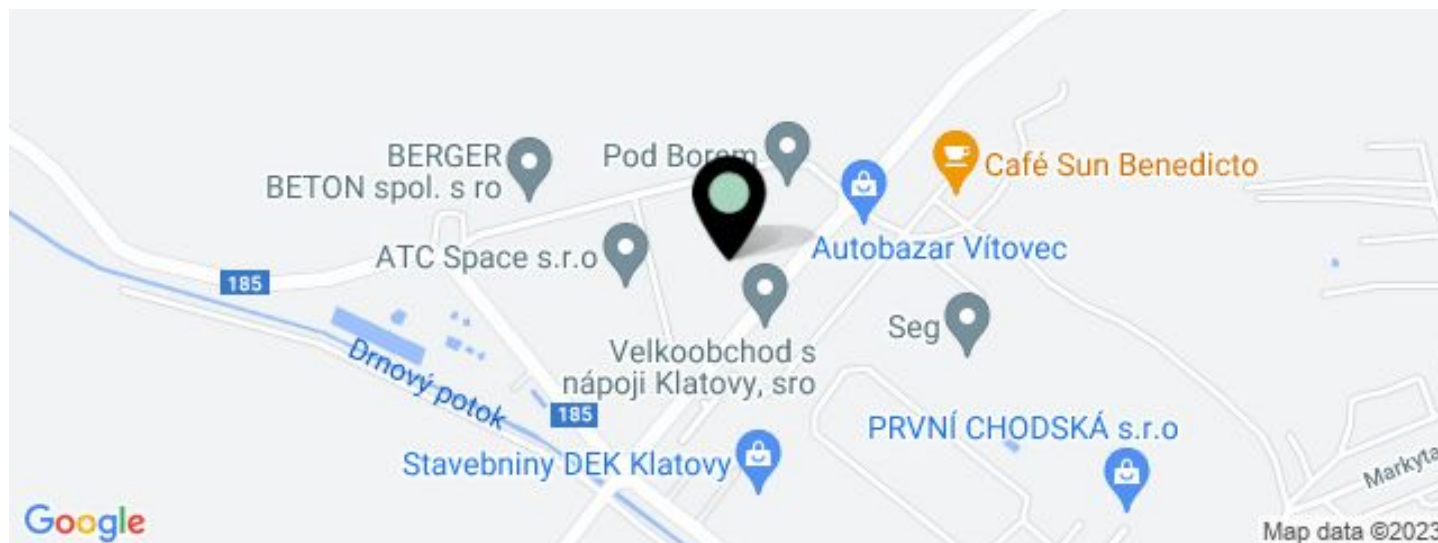




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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Industrial premises, planned	14 160 m <sup>2</sup>	0 EUR monthly per m <sup>2</sup>	No	Ask for price



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<b>Total area</b>	14 160 m <sup>2</sup>
<b>Available area for rent</b>	14 160 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>	B
<b>Reference number</b>	40153

This industrial area offers industrial, warehouse and office space for lease. The park offers more than 14 000 sq.m of premises designed and constructed to the highest A class standard which are suitable for logistics, distribution or light production. Turnkey solution according to the client requirements. The handover of the premises is possible within 9 months after the signing of the Contract.

### Location:

Park is located on the Klatovy bypass highway connecting highway E53 from Pilsen to Munich and highway I/22 from České Budějovice to Bavaria. Close to motorway D5 connecting the Czech Republic and Germany (exit 80) Nuremberg is two hours away from the park; Munich two and half hours. Regional capital Pilsen is thirty minutes away; Prague is one hour fifteen minutes away. Existing bus and train transport providing quick connection to Pilsen city and its surroundings.

### Features and Services:

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

### Storage/Industrial space:

- Floor loading capacity 5 T/sq.m
- Clear height 10 m (higher possible)
- 24 docks
- Drive-in
- 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.



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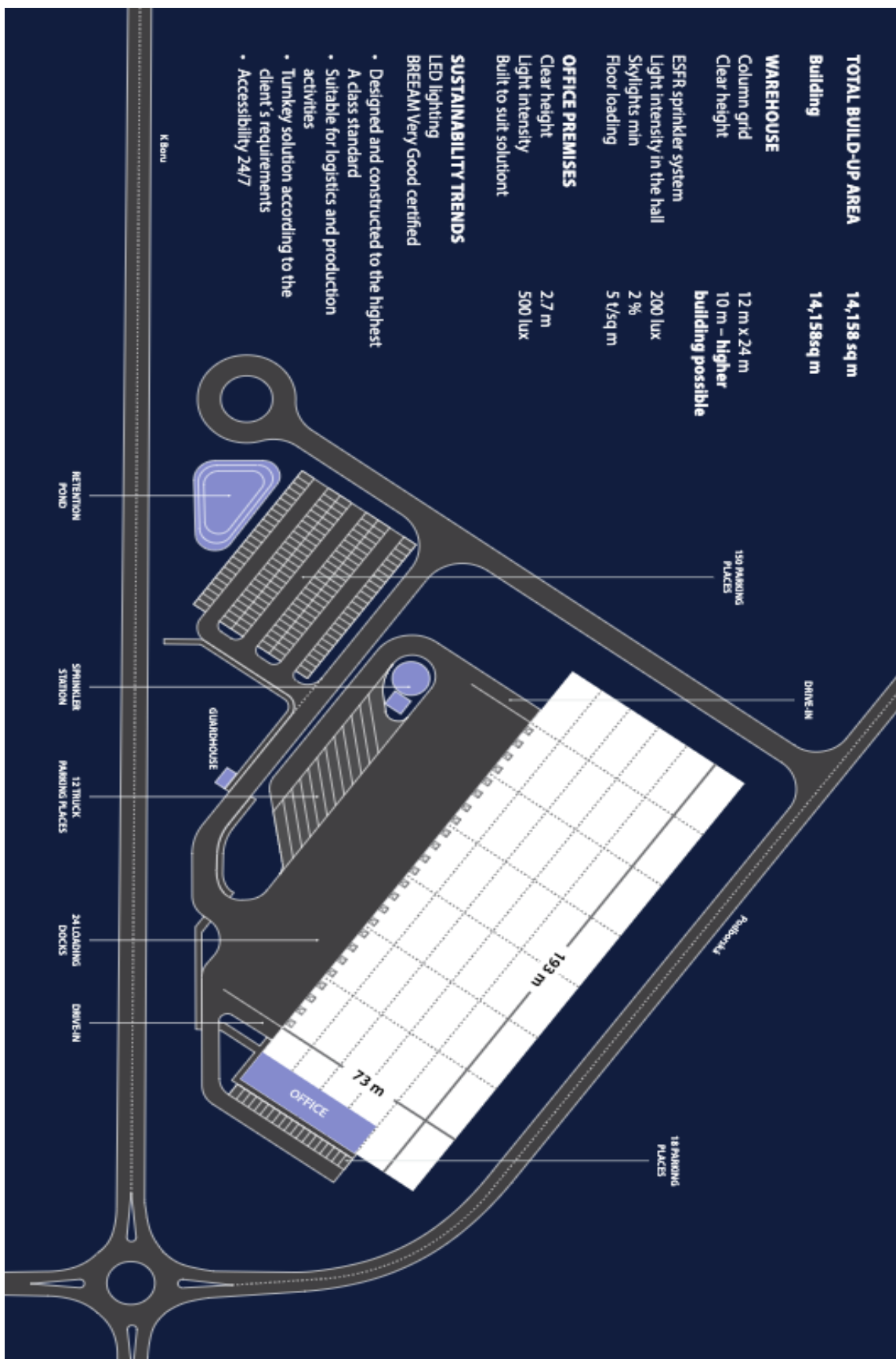




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### TOTAL BUILD-UP AREA

Building 14,158sq m

### WAREHOUSE

Column grid 12 m x 24 m  
Clear height 10 m - higher building possible

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 BREEAM Very Good certified
- 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