



## Industrial space

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

Ask for price





## Industrial space

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

**Ask for price**

<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>	40154

**14,160 sqm** of industrial, warehouse and office space for lease. The premises are designed and constructed to the highest A class standard which are suitable for light production, logistics or distribution. Turnkey solution according to the client's requirements. To move in within 9 months after signing 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

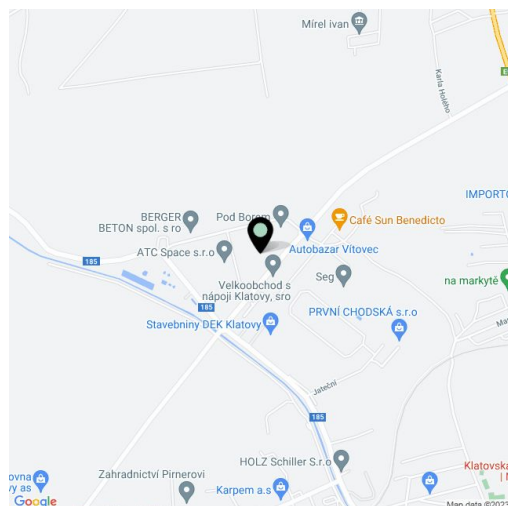
### Storage/Industrial space:

- 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.

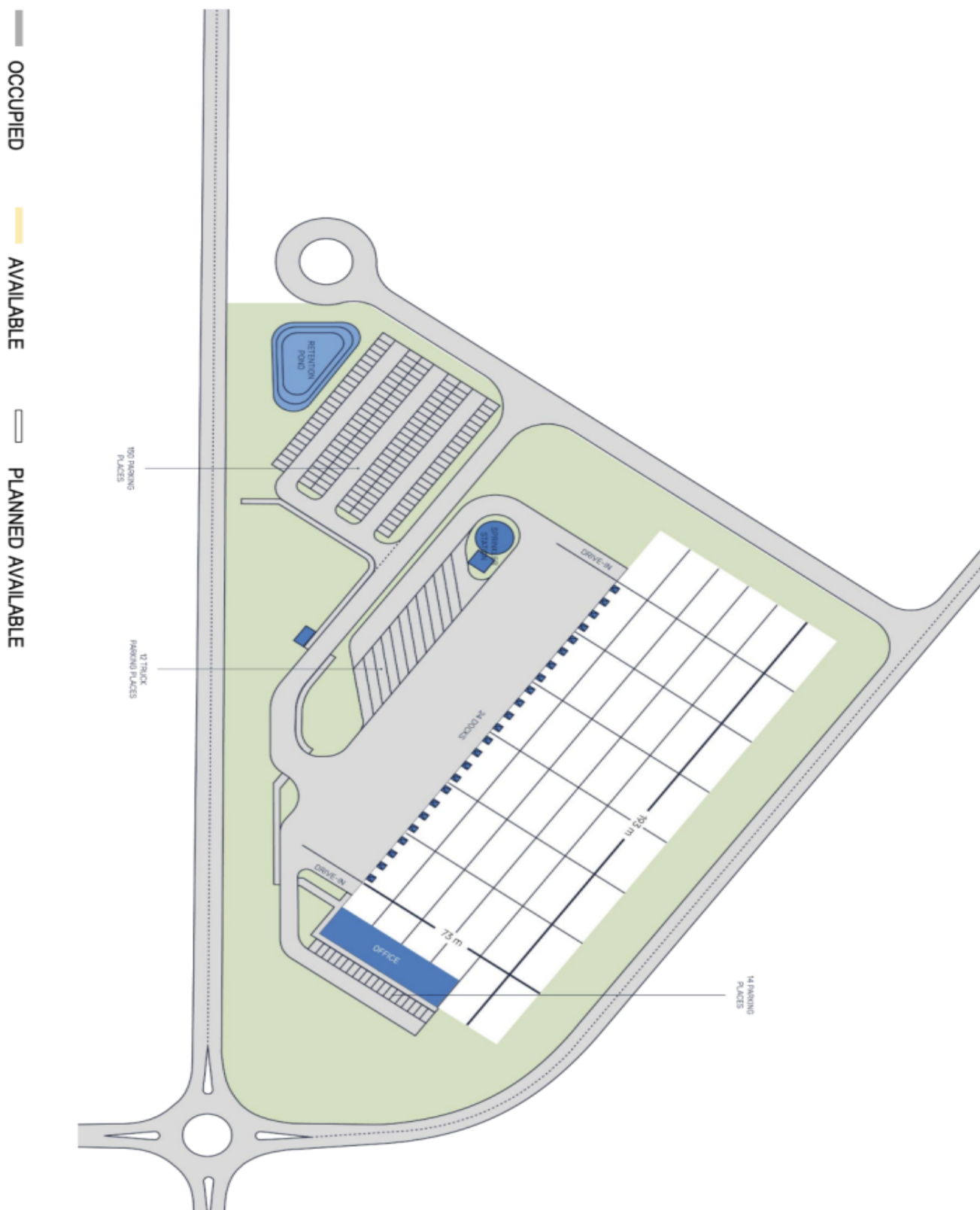




# Industrial space

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

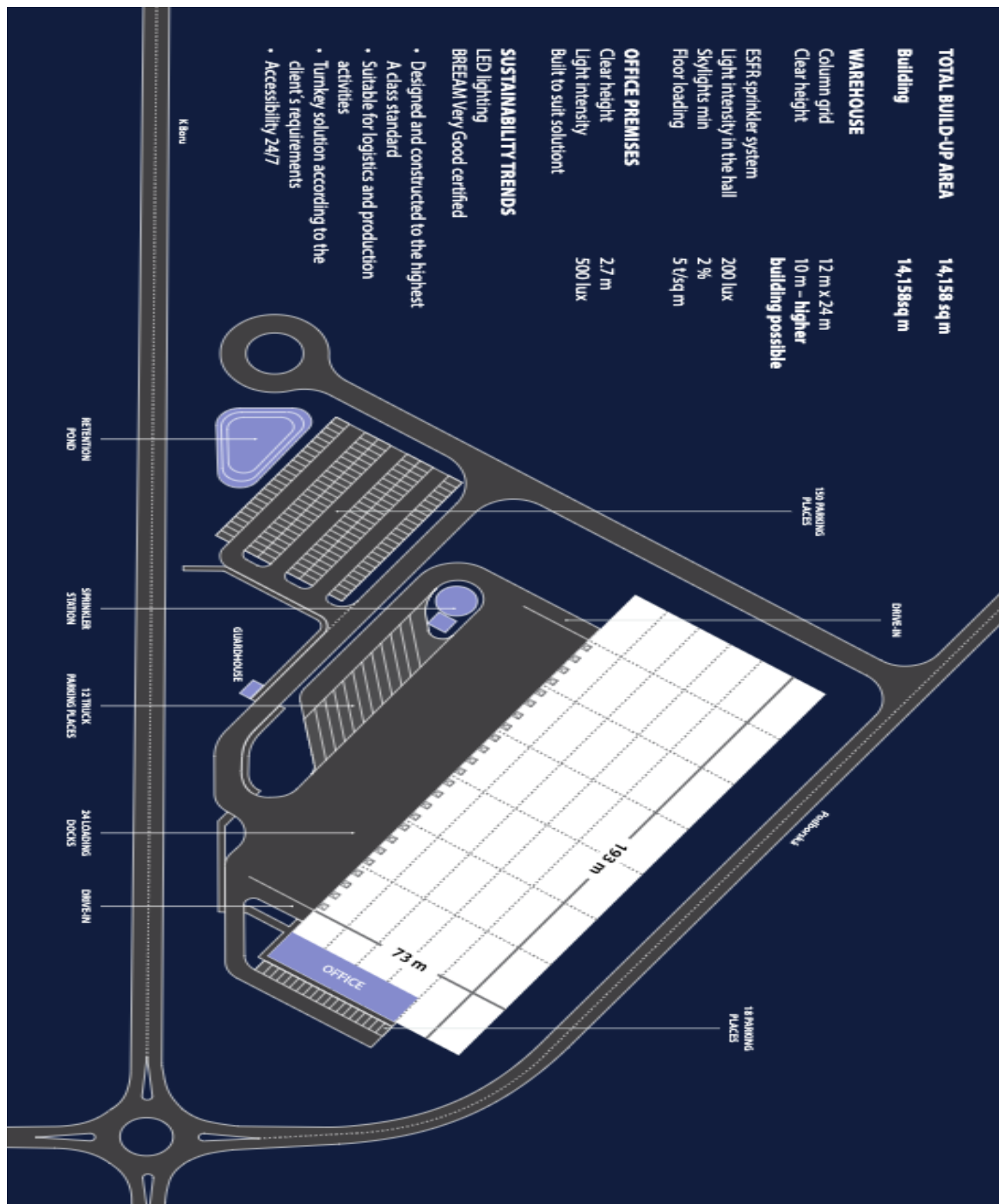
Ask for price







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



**TOTAL BUILD-UP AREA**

14,158 sq m

**Building**

14,158sq m

**WAREHOUSE**

Column grid  
Clear height

12 m x 24 m  
10 m - higher  
building possible

**ESFR sprinkler system**

Light intensity in the hall  
Skylights min  
Floor loading

200 lux  
2 %  
5 t/sq m

**OFFICE PREMISES**

Clear height  
Light intensity  
Built to suit solution

2.7 m  
500 lux

**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