



## Industrial space

973 m<sup>2</sup>, Praha 5, Zličín, Na Radosti

Ask for price





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<b>Total area</b>	973 m <sup>2</sup>
<b>Available area for rent</b>	973 m <sup>2</sup>
<b>Ceiling height</b>	—
<b>Floor loading capacity</b>	—
<b>Column grid structure</b>	—
<b>Structure</b>	Reinforced concrete structure
<b>PENB</b>	C
<b>Reference number</b>	40450

**618 sq.m.** of industrial and **354 sq.m.** of office premises for lease in a Business Park situated in Prague 5. An additional 495 sq.m. of industrial premises will be available from 10/2024. The project consists of 5 warehouse, industrial and office buildings; there are 2 entrances with the gatehouse.

### Location:

Project is located 450m from Exit “na Radosti” – direct connection to Prague Ring Road (R1) and D5 highway to Germany. Excellent access to the airport Prague Václav Havel Airport – cca 5km (10 minutes by car). Zličín Business Centre (line B) and Metropole Zličín shopping mall is 550 m from areal.

### Features and Services:

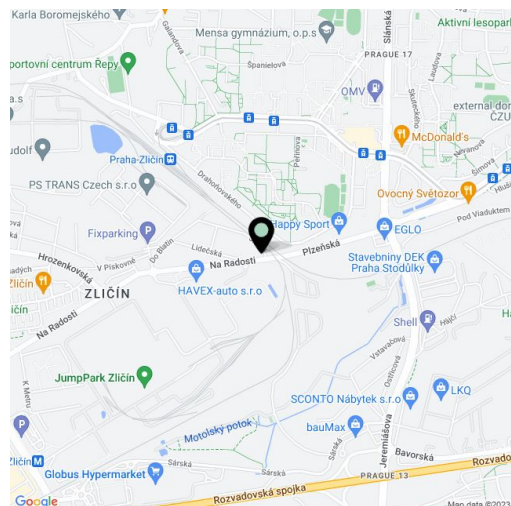
- Flexible units (Storage / Office / Light Production / Showroom)
- On-site property management
- 24/7 manned security and CCTV
- Park maintenance

### Office:

- Turn key office
- Lighting 500 Lux
- Air Conditioning

### Industrial premises/ Warehouse:

- 1 positioning bridge for truck
- 1 entry ramp for vans-
- 2 loading docks per 600 sq.m
- Lighting 200 Lux
- Clear hight 8 m



Rental and service charges listed without VAT. Lessee pays no commission.



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