



## Warehouse space

50 427 m<sup>2</sup>, Plzeň-sever, Přehýšov

Ask for price





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|                                |                               |
|--------------------------------|-------------------------------|
| <b>Total area</b>              | 50 427 m <sup>2</sup>         |
| <b>Available area for rent</b> | 50 427 m <sup>2</sup>         |
| <b>Min. area</b>               | 12 000 m <sup>2</sup>         |
| <b>Ceiling height</b>          | 12 m                          |
| <b>Floor loading capacity</b>  | 7 t/m <sup>2</sup>            |
| <b>Column grid structure</b>   | —                             |
| <b>Structure</b>               | Reinforced concrete structure |
| <b>PENB</b>                    | B                             |
| <b>Reference number</b>        | 40474                         |

**50,427 sq.m.** of warehouse and office space for lease. The hall has been completed to the shell&core phase and can be finished according to the client's requirements (especially for office buildings) within 2-4 months. The premises are suitable for distribution, logistics or light manufacturing.

### Location:

The park is located directly on the D5 motorway at exit 100, near the village Přehýšov and is well visible and accessible for both heavy vehicles and visitors.

### Features and Services:

- 24/7 security service
- Entry system with state registration plate reading
- Halls connected to gas in the amount of 241 sq.m./h
- Water from own well - approx. 100 sq.m./day
- Halls are connected to electricity with the possibility of drawing 6.4MW
- Halls ready for installation of photovoltaic panels
- BREEAM certification expected level Excellent
- 37 truck parking places
- 425 car parking places (37 for the disabled and 20 for electric cars)

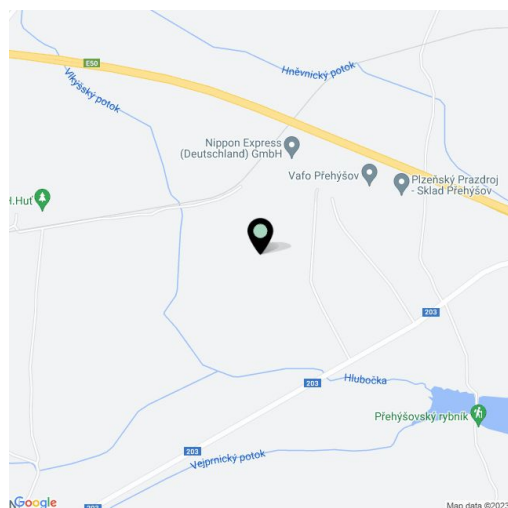
### Industrial/Warehouse space:

- Halls have a "cross-dock" configuration - access for heavy vehicles from both sides
- Storage in the entire hall area - no partitions required
- 6 x Drive-in
- 72 loading bays
- Column grid structure: 12 x 24 m
- Clear height 12 m
- Floor loading capacity 7 T/sq.m
- Sprinklers
- Heating: min. 15 ° C
- Variable design of built-ins

### Office:

- Office space according to the client's requirements

Lessee pays no commission.





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