



## Industrial space

Ask for price

8 321 m<sup>2</sup>, Hradec Králové, Hradec Králové, Bratří Štefanů





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Total area	8 321 m <sup>2</sup>
Available area for rent	8 321 m <sup>2</sup>
Ceiling height	10.5 m
Floor loading capacity	5 t/m <sup>2</sup>
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	40602

**8,321 sq.m.** of industrial, warehouse and office space for lease. The premises are suitable for industrial centers and light manufacturing, offer a high standard of equipment, and can be designed based on specific requests and requirements. Thanks to its location the park is suitable for domestic and international distribution and production. Available within 9 months after signing the contract.

### Location:

The park is located 1 km from Hradec Králové near the village Svinárky. The location has a great connection to the D11 highway near Hradec Králové.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- 24/7 security service and CCTV
- Park maintenance
- Sufficient parking space
- High standard of building

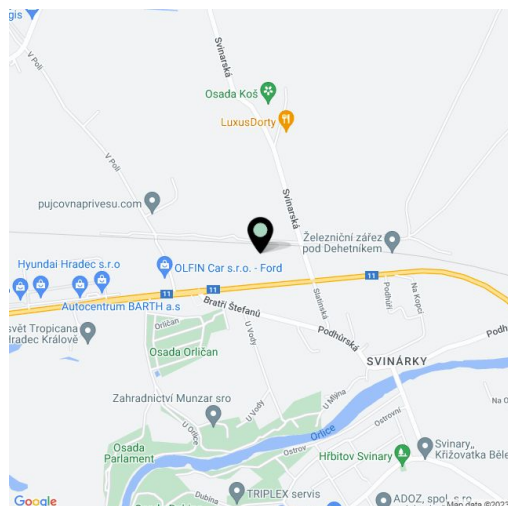
### Industrial/Warehouse space:

- Dock levelers & loading ramps
- Dimension of entrance gate 4x4,5 m
- Floor loading capacity 5 T/sq.m
- Clear height 10,5 m
- Column grid structure 12x24 m
- LED Light
- Sprinkler system
- Utility connections (water, sewage, gas, electricity)

### Office:

- Turn key office
- Clear height 2,75 m
- Air-conditioning
- External blinds

Lessee pays no commission.





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