



## Industrial space

9 450 m<sup>2</sup>, Chomutov, Jirkov, Jirkov

**Ask for price**





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<b>Total area</b>	9 450 m <sup>2</sup>
<b>Ceiling height</b>	10 m
<b>Floor loading capacity</b>	6 t/m <sup>2</sup>
<b>Column grid structure</b>	—
<b>Structure</b>	Reinforced concrete structure
<b>PENB</b>	B
<b>Reference number</b>	40854

**9,450 sq.m.** of industrial, warehouse and office space for lease. The park will consist of two A-class halls developed in accordance with the BREEAM - excellent certification. The premises are suitable for warehousing, logistics and light production.

### Location:

The park represents the ideal strategic hub for logistics and light production companies access to both the Czech and German markets, owing to its direct access to the E442 motorway. European route E 442 is part of the international E-road network connecting Karlovy Vary, Ustí nad Labem a Decín.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Inhouse property management
- Secured access to the site 24/7
- 150 Car parking spaces
- 20 Trailer parking spaces
- Electrical vehicles charging points
- Smart metering ready
- Wellbeing amenities

### Industrial/Warehouse space:

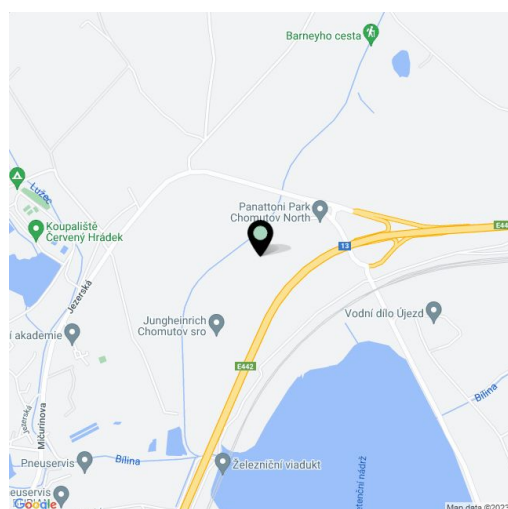
- Dock Doors 1 per 1 200 sq.m.
- 18 Docks
- Electric drive-in doors 1 per 5 000 sq.m.
- Floor loading capacity 6 T/sq.m.
- Clear height 10 m
- Column grid 12 m x 24 m
- LED lighting
- ESFR sprinklers

### Office:

- Flexible office layout

**Available from 2Q/2022.**

Lessee pays no commission.





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