



Industrial space

1 710 m², Prague 9, Horní Počernice

Ask for price





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Total area	1 710 m ²
Office area	138 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	C
Reference number	41367

1,572 sq.m. of industrial and **138 sq.m.** of office premises for lease in an industrial park situated on the northeast edge of Prague. The project consists of 28 warehouse buildings; construction of this park commenced 2006.

Location:

The industrial park is situated 20 minutes from Prague's city center, exit 3 on D10 highway (Prague – Mladá Boleslav – Germany and Poland). The park is reachable by a shuttle bus – connection to Černý Most (line B) metro station, the Horní Počernice train station is 1 km from the park.

Features and Services:

- 24/7 manned security in the area
- Park maintenance

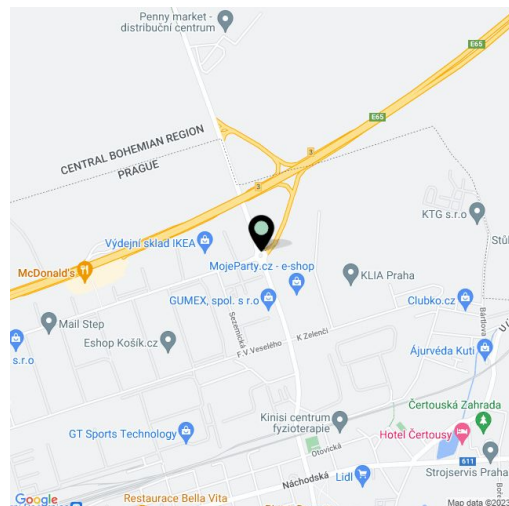
Warehouse/Industrial premises:

- Min.1 loading dock per 400-1000 sq.m
- Floor loading capacity 5 t/sq.m
- Clear height 10 m
- Truck yard 35-45 m
- Column grid structure 24x12 m
- Infa-heating or heating blowers
- Sprinkler system

Office:

- 426 sq.m
- Air-conditioning

Available from 1/2024.



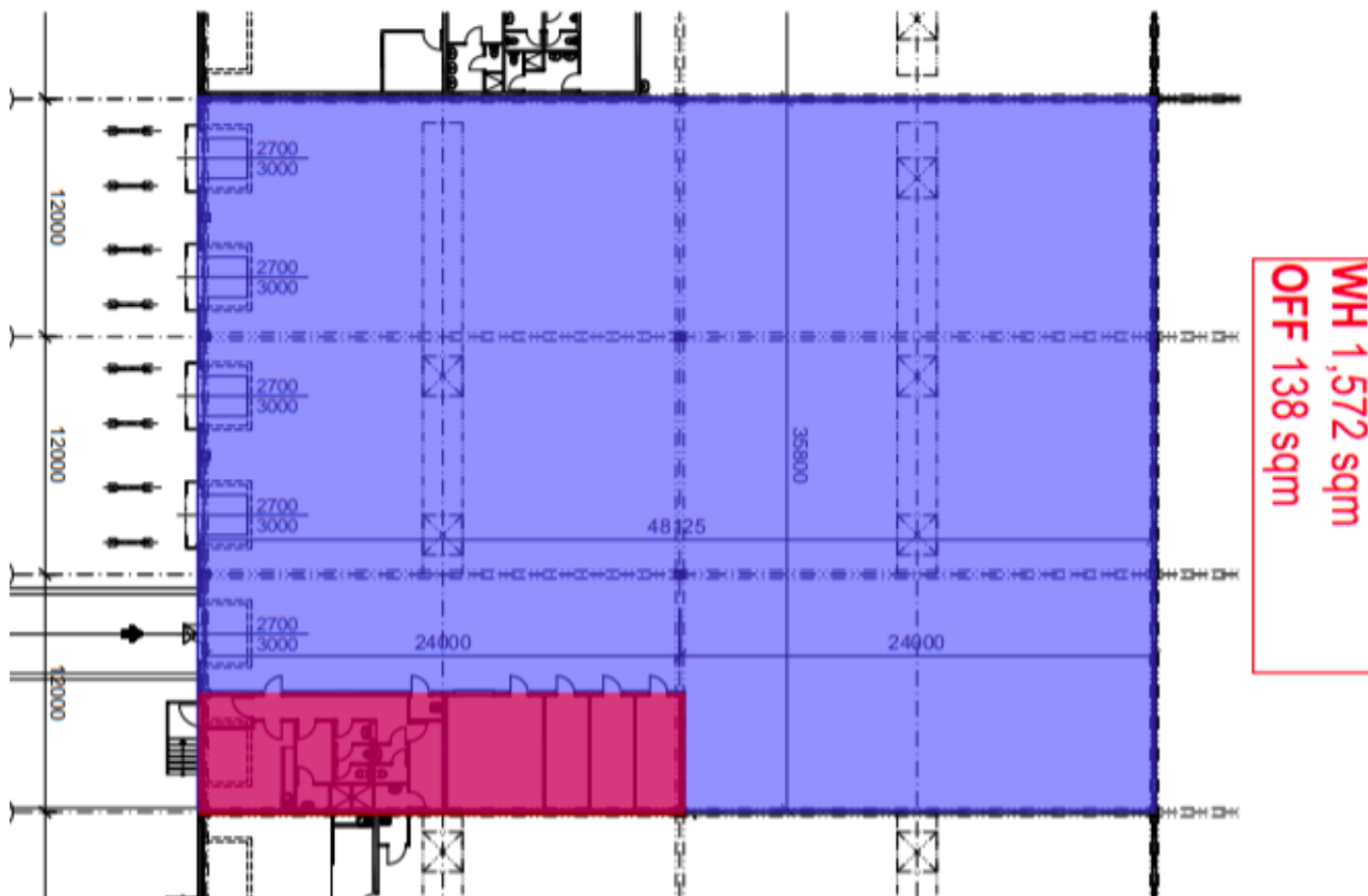
Rental and service charges listed without VAT. Lessee pays no commission.



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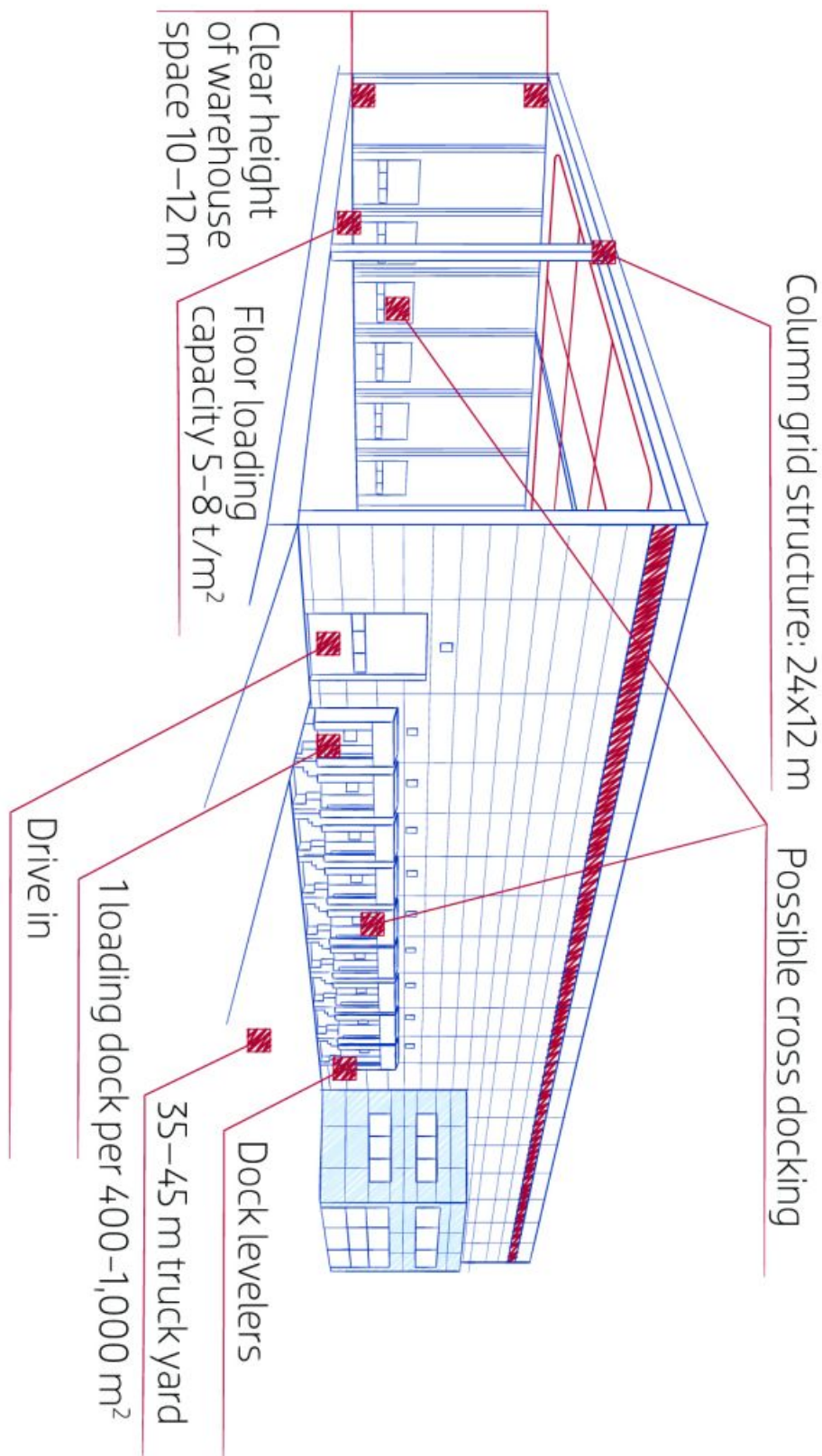




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