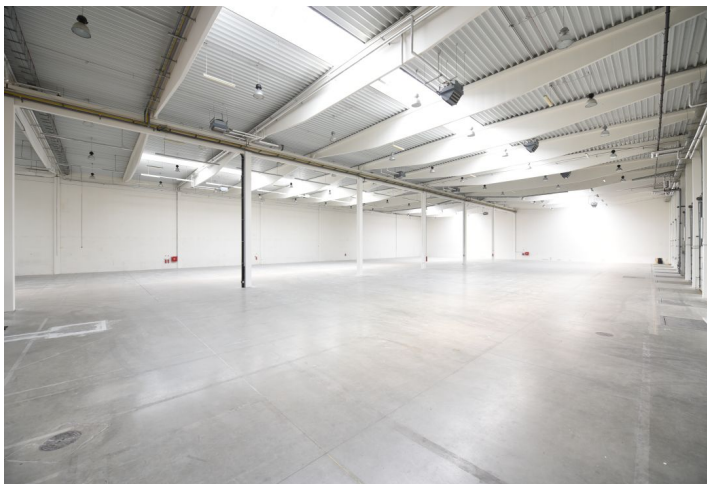




## Industrial space

1 710 m<sup>2</sup>, Prague 9, Horní Počernice

Ask for price





## Industrial space

1 710 m<sup>2</sup>, Prague 9, Horní Počernice

**Ask for price**

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

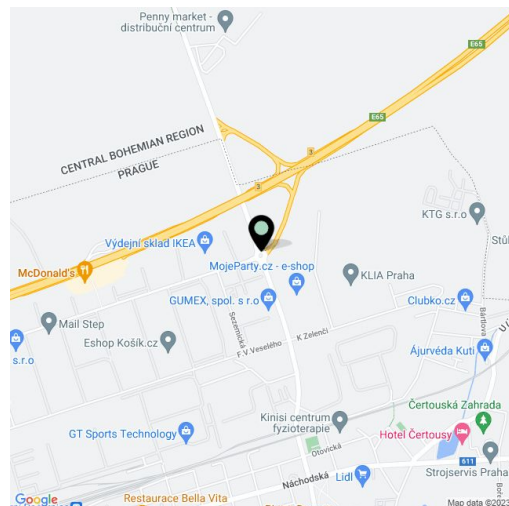
### Warehouse/Industrial premises:

- 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.**



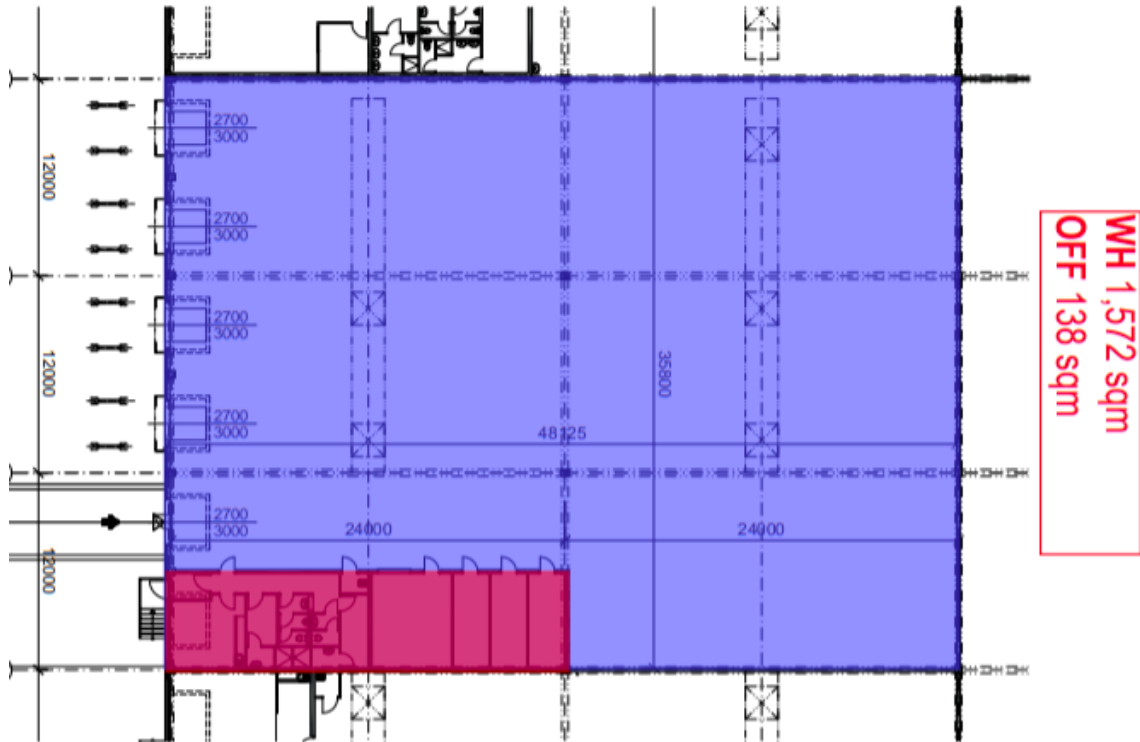
Rental and service charges listed without VAT. Lessee pays no commission.



# Industrial space

1 710 m<sup>2</sup>, Prague 9, Horní Počernice

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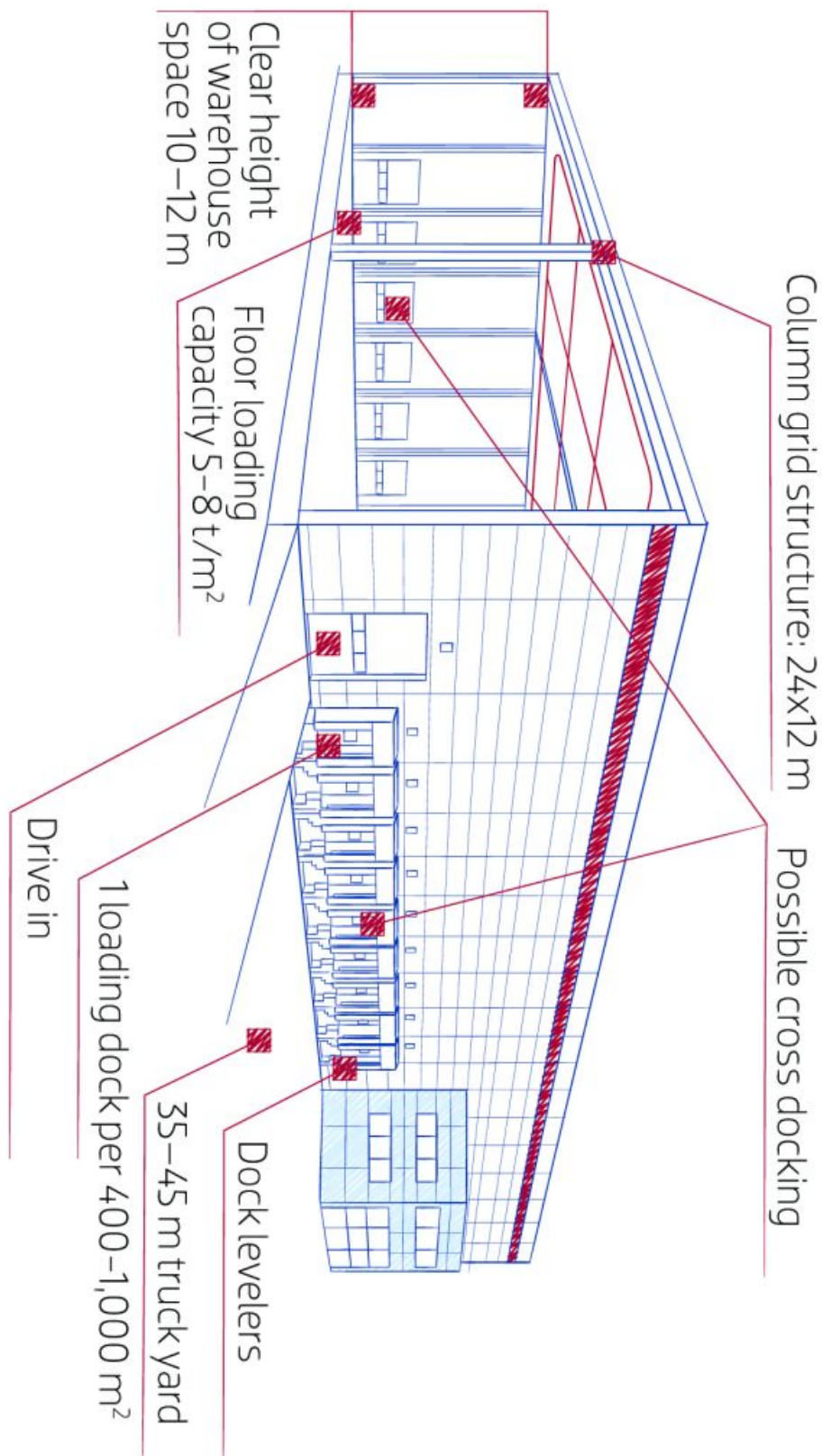




## Industrial space

1 710 m<sup>2</sup>, Prague 9, Horní Počernice

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# Industrial space

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