



## Industrial space

20 570 m<sup>2</sup>, Benešov, Ostředek

Ask for price





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<b>Total area</b>	20 570 m <sup>2</sup>
<b>Available area for rent</b>	20 570 m <sup>2</sup>
<b>Office area</b>	660 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>	B
<b>Reference number</b>	41765

**19,910 sq.m.** of industrial and **660 sq.m.** of office space for lease in logistic park. The premises are suitable for logistics and distribution centers, offer a high standard of equipment and flexible spaces can be adapted to specific client requirements.

### Location:

The park occupies a prime location on the main D1 arterial route, near exit 34. The park's excellent location allows easy travel to the Prague city center in just 30 minutes, while other major Czech city centers such Brno or Ostrava are within 1.5 and 3.5 hours, respectively. The site also provides easy access to markets in Slovakia, Austria, Hungary and Poland.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- Public parking and parking for trucks
- Gas station

### Industrial/Warehouse space:

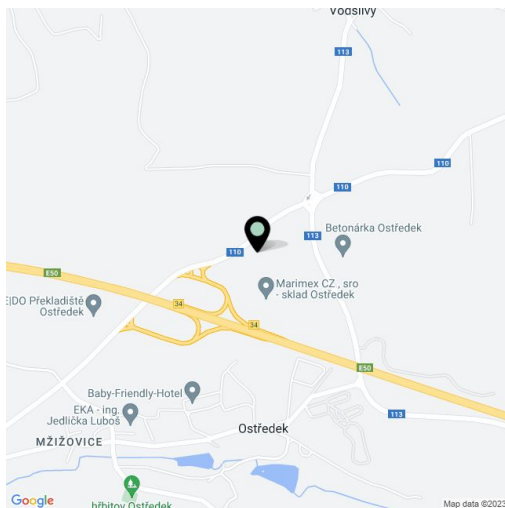
- Floor loading capacity 5 T/sq.m
- Clear height 10 m
- Loading docks 1/800 sq.m
- Min. 1 directly entry to the unit
- Light intensity 300 Lux
- Column grid structure 24x12 m
- ESFR sprinkler system
- Utility connections (water, sewage, gas, electricity)

### Office:

- Office space according to client requirements
- Air-conditioning
- Light intensity 500 Lux
- Canteen

**Earliest availability in Q1/2024.**

Lessee pays no commission.





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