



Industrial space

6 800 m², Praha-západ, Chrášťany, Za Tratí

Ask for price





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Total area	6 800 m ²
Min. area	500 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	C
Reference number	41911

4,100 sq.m. of industrial and up to **2,700 sq.m.** of office premises for lease in a Business Park situated in the west side of the Prague city. The project consists of 4 warehouse, industrial buildings and 1 gatehouse. Estimated rental period 2 years.

Location:

Project is located 2,5 km from Exit “na Radosti” – direct connection to Prague Ring Road (R1) and D5 highway to Germany. Easily accessible by car as well by public transport – a bus 10 min. from metro station Zličín (line B), bus stop 150 meters from the complex, railways direction Smíchovské station in close proximity. The complex is also served by a private shuttle service from the metro station Zličín.

Features and Services:

- On-site property management
- 24/7 manned security and CCTV
- Park maintenance
- Private shuttle service to the metro station (3,7 km from metro station Zličín)

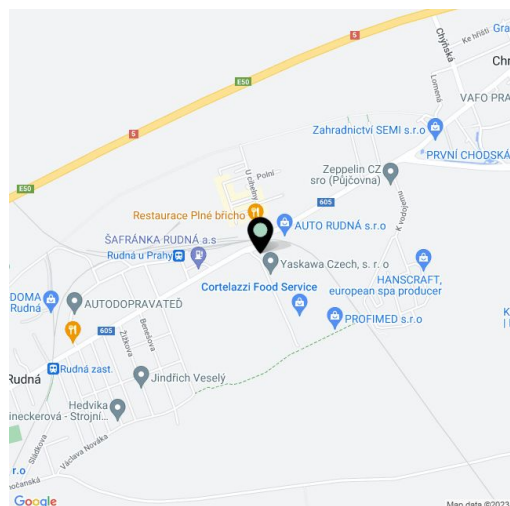
Warehouse/Industrial space:

- 21 folding fronts for delivery
- 2 side direct entrances to the hall
- 15 loading docks
- Floor loading capacity 5 T/sq.m
- Clear height 10 m (of which 1 000 sq.m. has a clear height 3,9 m)
- Lighting 200 Lux
- ESFR sprinkler system
- possibility of cross-docking

Office:

- Offices from 500 sq.m.
- Lighting 500 Lux

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

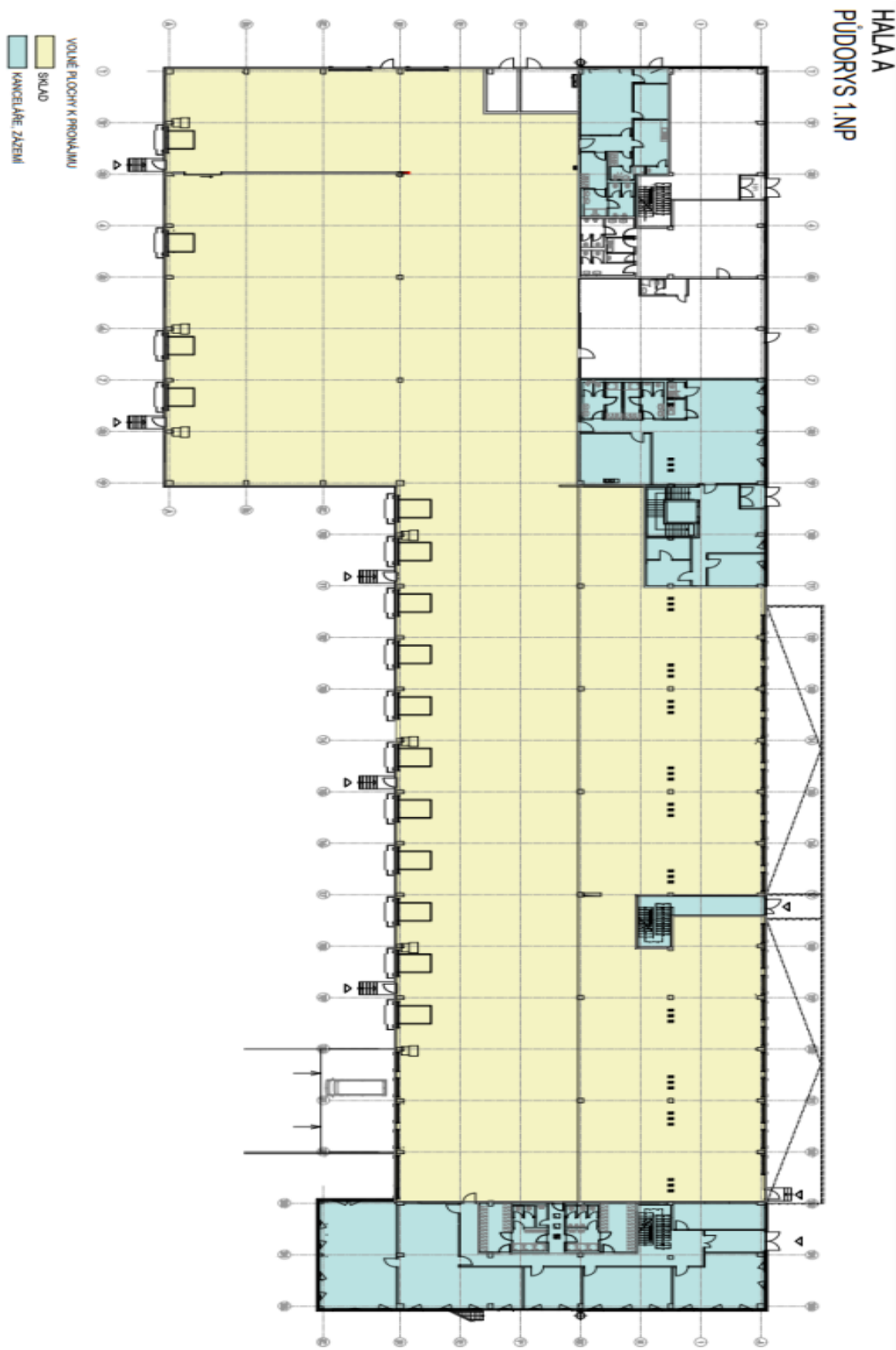




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