



## Industrial space

29 000 m<sup>2</sup>, Chomutov, Beethovenova

Ask for price





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<b>Total area</b>	29 000 m <sup>2</sup>
<b>Min. area</b>	3 000 m <sup>2</sup>
<b>Ceiling height</b>	10 m
<b>Floor loading capacity</b>	7 t/m <sup>2</sup>
<b>Column grid structure</b>	—
<b>Structure</b>	Reinforced concrete structure
<b>PENB</b>	G
<b>Reference number</b>	42410

**26,850 sq.m.** of production and **2,150 sq.m.** of office space for lease in the industrial area located near the center of Chomutov. The project builds on the historical tradition of industry in the region and offers local and foreign companies top business conditions. The area offers premises from 3,000 sq.m. up to the rental of a whole building with an area of approximately 30,000 sq.m., all with the possibility of customization according to client requirements. The premises are suitable for logistic, light industry and business activities.

### Location:

The park is located near the center of Chomutov in immediate vicinity of the D7 motorway, which provides a good connection to Prague (115 km), Pilsen (104 km) of Chemnitz (75 km). Great connection to German highways (A4, A72, A9, A93). Public transport organized by City of Chomutov is in place, Trolleybus stop right next to proposed site.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Turnkey custom-made solutions
- Onsite property management
- Park maintenance
- High standard of building
- All infrastructure on site
- Excellent public transport
- Workforce availability

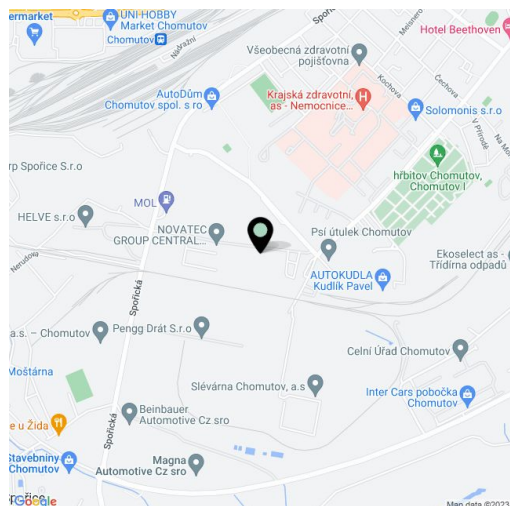
### Industrial/Warehouse space:

- Electrical loading docks and drive in docks (in total 70 docks)
- Crossdock
- Floor loading capacity 7 T/sq.m. or more (upon customer request)
- Clear height 10 m
- ESFR sprinkler system, fire hydrants
- Gas heaters
- Lighting - LED
- Column grid structure 12x24 m

### Offices:

- Flexible layout with sufficient social areas
- Air conditioned offices
- Average lighting level of 500 lux
- Cable trunks for cable systems

Lessee pays no commission.





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