



Industrial space

3 216 m², Praha-západ, Chrášťany, Za Tratí

Ask for price





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Total area	3 216 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	C
Reference number	42757

2,254 sq.m. of industrial and **962 sq.m.** of office premises for lease in logistic park situated in the west side of the Prague city. The project consists of 4 warehouse, industrial buildings and 1 gatehouse.

Location:

Park 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:

- Flexible units (Storage / Office / Light Production / Showroom)
- 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:

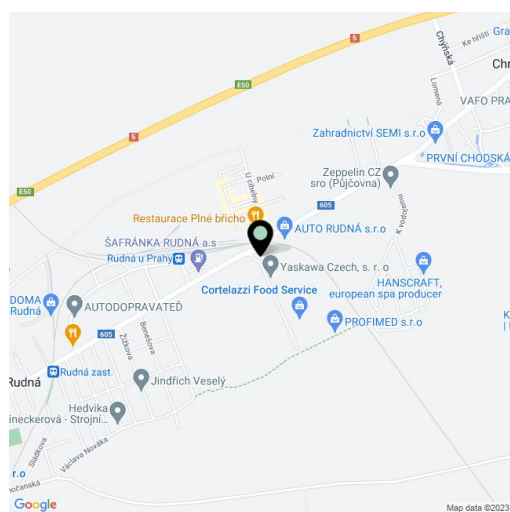
- 1 loading docks per 550 sq.m
- Building depth 50 m
- Floor loading capacity 5 T/sq.m
- Clear height 10 m
- Lighting 200 Lux
- ESFR sprinkler system
- possibility of cross-docking

Office:

- Turn key office
- Lighting 500 Lux

Available from April, 2023.

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

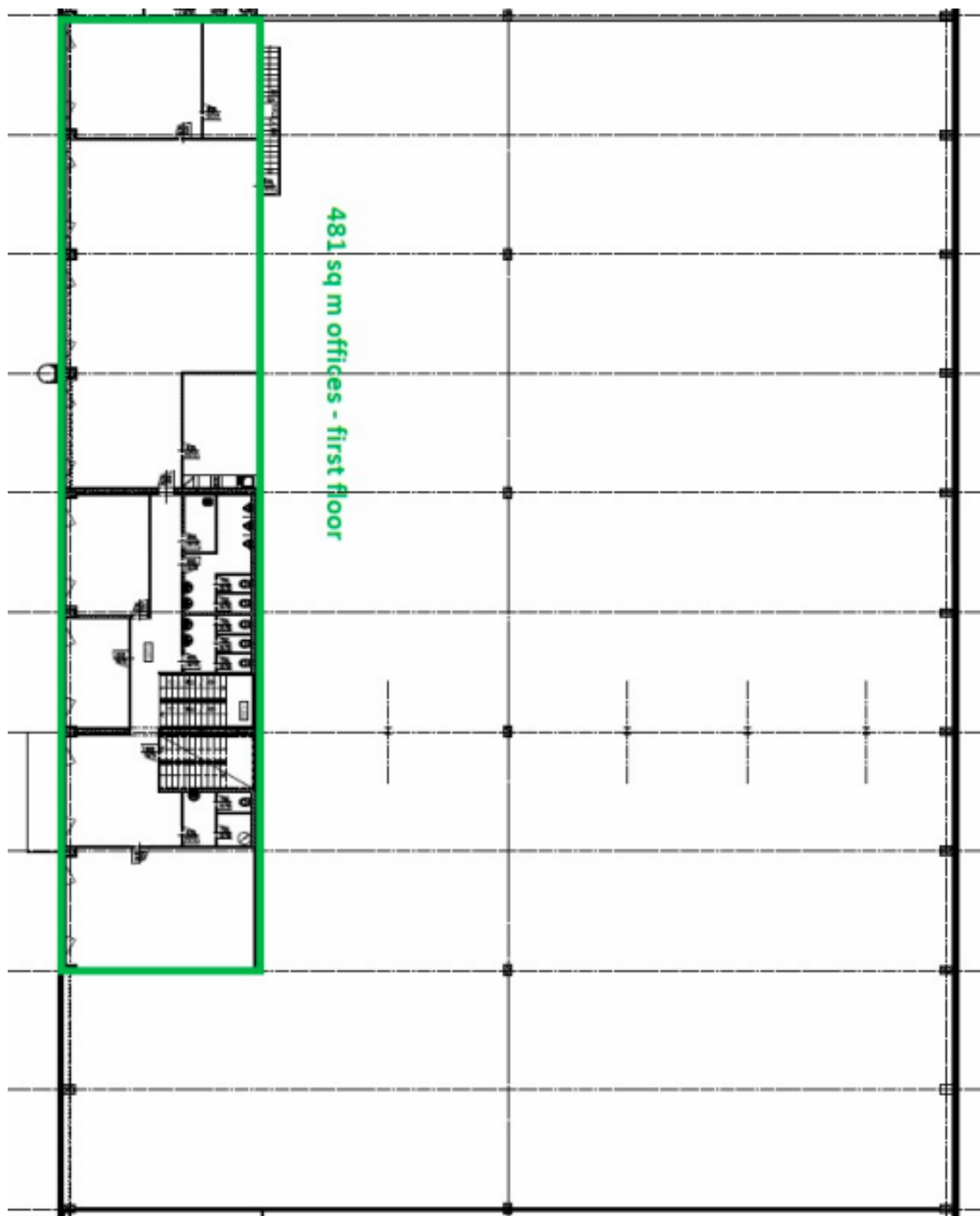




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