



## Industrial space

2 030 m<sup>2</sup>, Praha-západ, Rudná, K Vypichu

Ask for price





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Total area	2 030 m <sup>2</sup>
Available area for rent	2 030 m <sup>2</sup>
Office area	150 m <sup>2</sup>
Ceiling height	10 m
Floor loading capacity	5 t/m <sup>2</sup>
Column grid structure	—
Structure	Reinforced concrete structure
PENB	D
Reference number	42924

**1,880 sq.m.** of industrial, warehouse and **150 sq.m.** of office space for lease in the industrial park situated in Prague-west. The area consists of 17 buildings and offers more than 160,000 m<sup>2</sup>. The premises are suitable for logistics and distribution centers and flexible spaces can be adapted to specific clients requirements.

### Location:

The area is situated in Rudná, in Prague-west, close to the D5 highway (Prague - Rozvadov) directly on exit 5. The area is located just 4 km from the Zličín metro station (line B) and 12 km from the international Václav Havel Airport Prague. Good public transport, bus stops close to the park.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- Public parking and parking for trucks
- 3 bus stops and public transport within the park
- Canteen

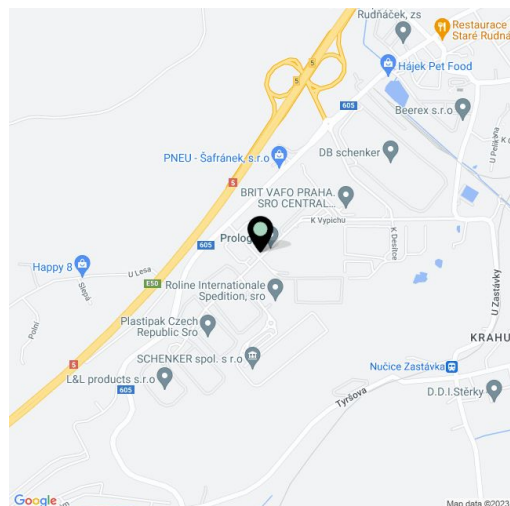
### Industrial/Warehouse space:

- Floor loading capacity 5 T/sq.m
- Clear height 10 m
- Loading docks 1/800 sq.m
- 33 docks
- 1 Drive-in gate
- Column grid structure 24x12 m
- Light intensity 200 Lux
- ESFR sprinkler system
- Utility connections (water, sewage, gas, electricity)

### Office:

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

Lessee pays no commission.





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