



## Warehouse space

Ask for price

14 160 m<sup>2</sup>, Praha-východ, Brandýs nad Labem - Stará Boleslav, Hlavenec

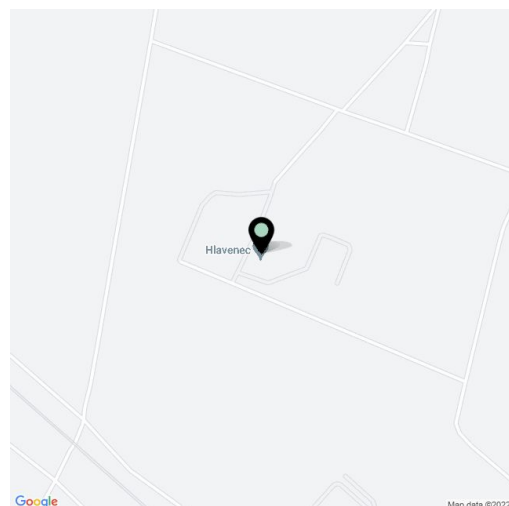




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|                         |                               |
|-------------------------|-------------------------------|
| Total area              | 14 160 m <sup>2</sup>         |
| Available area for rent | 14 160 m <sup>2</sup>         |
| Ceiling height          | 10 m                          |
| Floor loading capacity  | 5 t/m <sup>2</sup>            |
| Column grid structure   | —                             |
| Structure               | Reinforced concrete structure |
| PENB                    | B                             |
| Reference number        | 43252                         |



**14,160 sq.m.** of warehouse, industrial and office space for lease. A Class premises are suitable for logistics, distribution or light manufacturing. The internal layout of the premises can be adapted to the requirements of the tenant.

### Location:

The park is located 15 kilometers from the borders of Prague and 35 kilometers from Mladá Boleslav. The journey between the Park and the gate of the Škoda car company takes less than half an hour thanks to the D10 highway, the entrance of which is 2 km from the Park. Following the D10 highway leading from Prague to the north, we can further connect to the roads to Liberec, Germany and Poland. The Brandýs nad Labem railway station and the Kasárna public transport bus stop are within walking distance of the park.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 383 car parking places

### Storage/Industrial space:

- Floor loading capacity 5 T/sq.m
- Clear height 10 m
- 16 docks
- 3 drive-ins
- Column grid structure 24x12 m
- 200 Lux LED lighting
- ESRF sprinkler system

### Office:

- Office space according to the client's requirements
- Air-conditioning
- 200 Lux LED lighting

**Available from Q4/2023.**

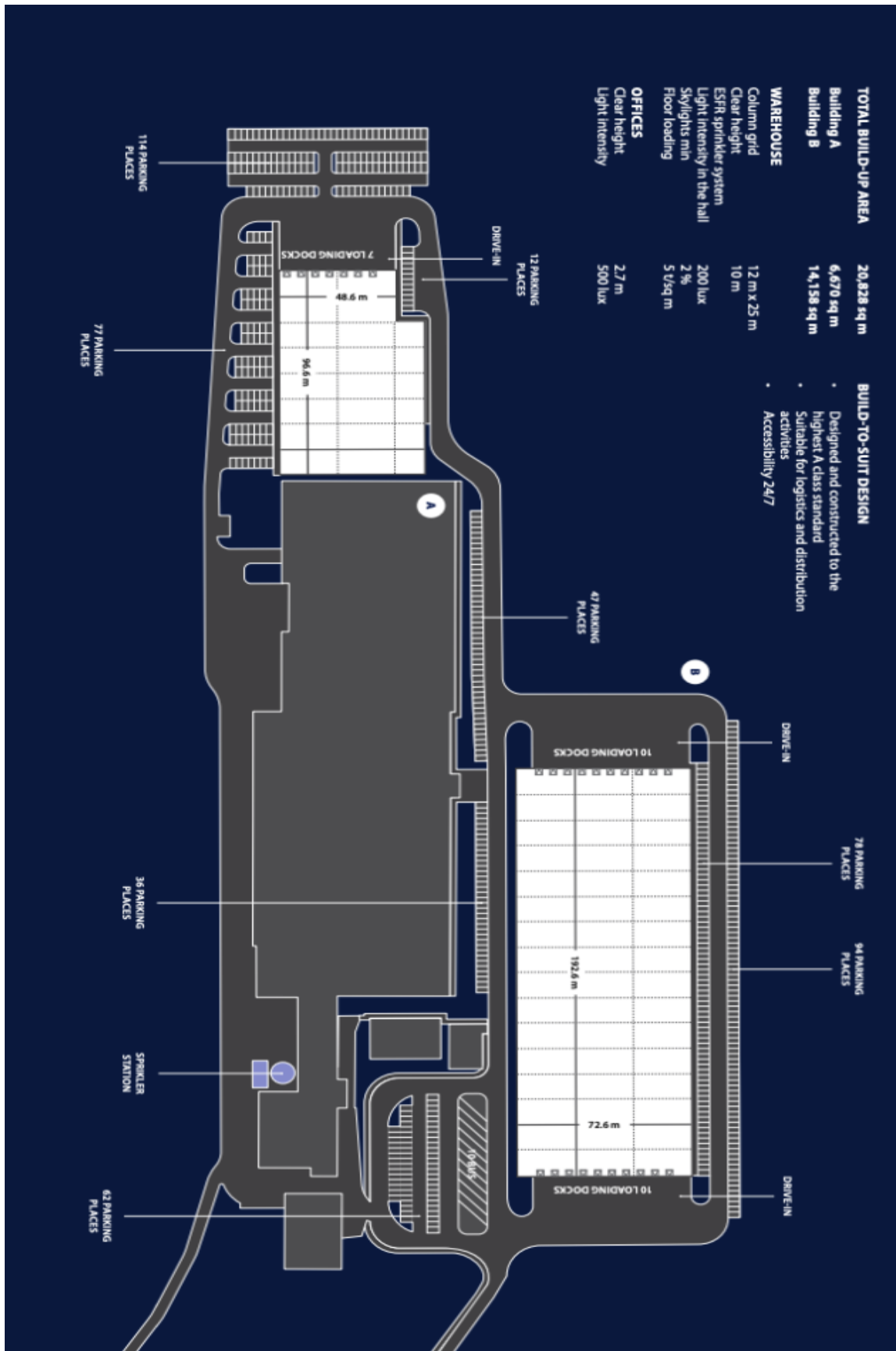
Lessee pays no commission.



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**TOTAL BUILD-UP AREA**  
 20,828 sq m

**Building A**  
 6,670 sq m

**Building B**  
 14,158 sq m

**WAREHOUSE**  
 Column grid  
 Clear height  
 ESFR sprinkler system  
 Light intensity in the hall  
 Skylights min  
 Floor loading

12 m x 25 m  
 10 m  
 200 lux  
 2 %  
 5 t/sq m

**OFFICES**  
 Clear height  
 Light intensity

2.7 m  
 500 lux

- BUILD-TO-SUIT DESIGN**
- Designed and constructed to the highest A class standard
  - Suitable for logistics and distribution activities
  - Accessibility 24/7