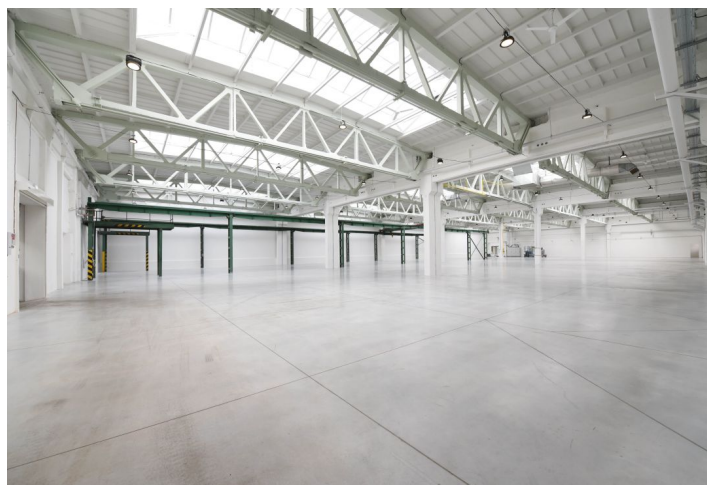




## Industrial space

16 500 m<sup>2</sup>, Tachov, Tachov, Oldřichovská

Ask for price





## Industrial space

16 500 m<sup>2</sup>, Tachov, Tachov, Oldřichovská

**Ask for price**

<b>Total area</b>	16 500 m <sup>2</sup>
<b>Available area for rent</b>	16 500 m <sup>2</sup>
<b>Ceiling height</b>	10.5 m
<b>Floor loading capacity</b>	5 t/m <sup>2</sup>
<b>Column grid structure</b>	—
<b>Structure</b>	Reinforced concrete structure
<b>PENB</b>	G
<b>Reference number</b>	43281

**16,500 sq.m.** of industrial, warehouse, and office space for lease in an industrial park situated in Tachov, near the German border. Thanks to its location, the park is suitable for domestic as well as international commercial activities. The high standard premises are suitable as a logistics center or light manufacturing and can be adapted based on the client's requirements. Additional buildings are planned to be built in the complex (BTS solution).

### Location:

The park is located close to the D5 highway (10km), by exit 128 in the direction towards Germany and exit 136 in the direction from Germany, and offers very good connections to other industrial and commercial companies in Central Europe. Good accessibility by public transport – a bus stop and a train station are close to the park.

### Features and Services:

- flexible units (storage/office/light production/showroom)
- property management services
- 24/7 security and CCTV
- property maintenance
- sufficient no. of parking spaces
- high-standard buildings
- accommodation
- canteen

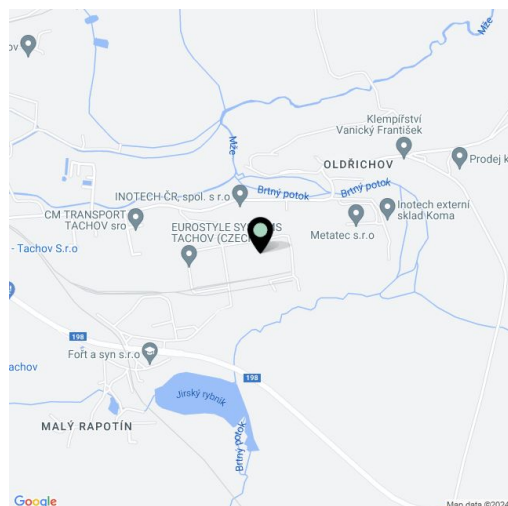
### Industrial/Warehouse Space:

- docks, loading ramps and zero level access
- 3,4 x 4,2 m entrance gate
- floor loading capacity of 5 t/sq.m.
- increased loading capacity of roof construction up to 30 kg/sq.m.
- clear ceiling height from 10,5 m
- column grid structure 12 x 24 m
- LED lighting min. 300 Lux
- opening skylights up to 8%
- efficient HVAC technology in the building
- utility connections (water, sewerage, gas, electricity)
- electrical substation with unlimited supply
- 3 500 sq.m. smallest size of independent unit
- Industry 4.0 features (5G, utilities capacity, etc.)

### Office:

- turnkey office solution

Lessee pays no commission.



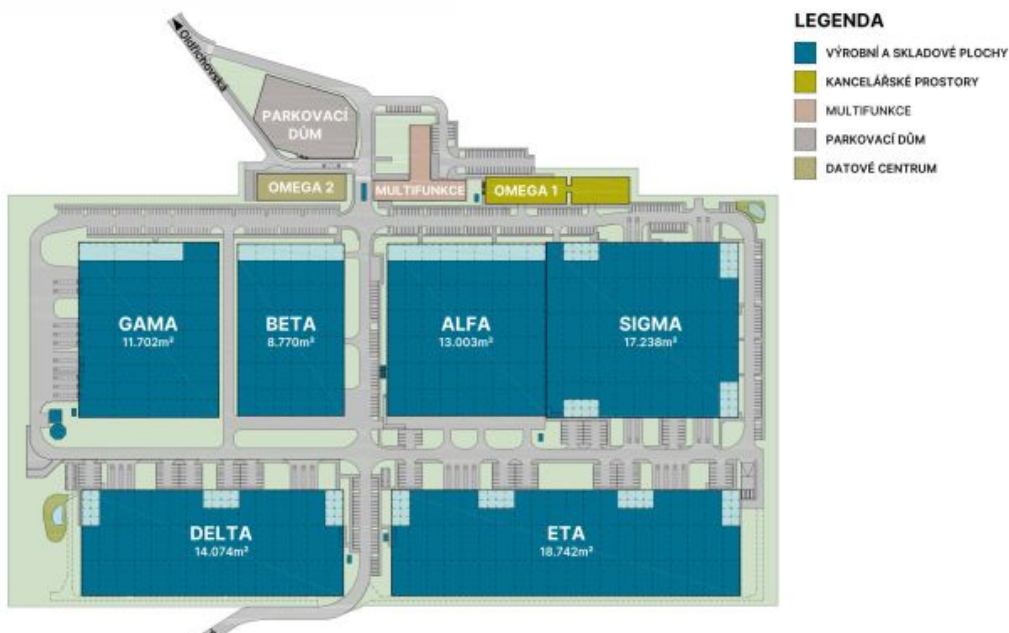




## Industrial space

16 500 m<sup>2</sup>, Tachov, Tachov, Oldřichovská

Ask for price



Budova	Velikost (m2)	Termín dodání	Dostupnost
Alfa	15.800	stávající budova	obsazeno
Beta	10.500	stávající budova	obsazeno
Gama	13.500	06/2022	obsazeno
Delta	13.500	Q2-Q3/2023	k dispozici
Eta	18.200	Q2-Q3/2023	k dispozici
Sigma	16.500	Q2-Q3/2023	k dispozici
Multifunkce (ubytování/retail)	5.500	2023	k dispozici
Omega (kanceláře/datacentrum)	13.900	2023/2024	k dispozici