



## Industrial space

4 200 m<sup>2</sup>, Bruntál, Bruntál, Opavská

Ask for price



**LEGENDA**  
■ VÝROBNÍ A SKLADOVÉ PLOCHY  
■ KANCELÁŘSKÉ VESTAVKY  
A SOCIÁLNÍ ZAŘÍZENÍ

| Budova | Velikost (m <sup>2</sup> ) | Termín dodání | Dostupnost  |
|--------|----------------------------|---------------|-------------|
| A      | 35.000                     | Q3-Q4/2023    | k dispozici |
| B      | 10.000                     | Q3-Q4/2023    | k dispozici |
| C      | 4.800                      | Q3-Q4/2023    | k dispozici |
| D      | 4.200                      | Q3-Q4/2023    | k dispozici |



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|                                |                               |
|--------------------------------|-------------------------------|
| <b>Total area</b>              | 4 200 m <sup>2</sup>          |
| <b>Available area for rent</b> | 4 200 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>        | 43307                         |

**4,200 sq.m.** of industrial, warehouse and office space for lease in Bruntál, near the German border. 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 campus is located in Bruntál in the Moravian-Silesian region, access to the D1 highway approx. 50 km and 20 km to the Polish border (Krnov 24 km, Opava 35 km, Ostrava 65 km, Olomouc 50 km).

### 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

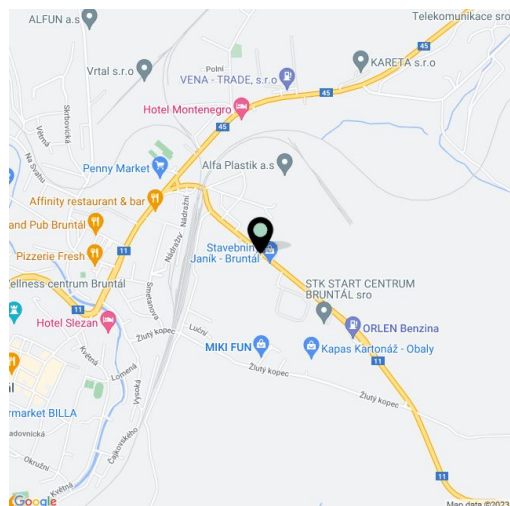
### Industrial/Warehouse Space:

- BREEAM certification
- docks, loading ramps and zero level access
- min. 1 direct entry to the unit
- 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.
- column grid structure 12 x 24 m
- opening skylights up to 8%
- clear ceiling height 10.5 m
- smart LED lighting min. 300 Lux
- utility connections (water, sewerage, gas, electricity)
- electrical substation with unlimited supply
- Industry 4.0 features
- 3 500 sq.m. smallest size of independent unit

### Office:

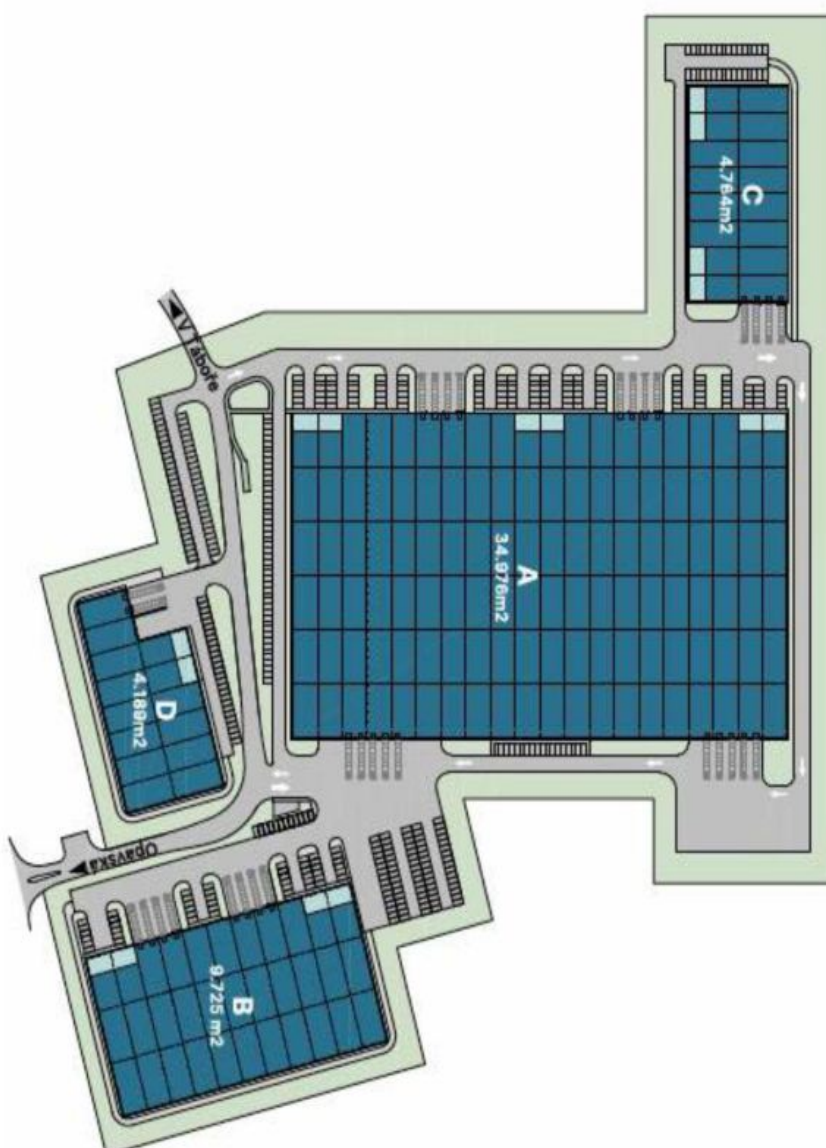
- turnkey office solution

Lessee pays no commission.





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