



## Warehouse space

40 685 m<sup>2</sup>, Mělník, Kozomín, Kozomín

Ask for price





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<b>Total area</b>	40 685 m <sup>2</sup>
<b>Available area for rent</b>	40 685 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>	44034

**40,685 sq.m.** of warehouse, industrial and office space for lease in the industrial area situated approx. 20 km north of Prague. The premises are suitable for industrial centers and light manufacturing, offer a high standard of equipment, and can be designed based on specific requests and requirements. Thanks to its location the park is suitable for domestic and international distribution.

### Location:

The park is strategically located in the vicinity of the D8 highway in the direction of Prague/Dresden. Easy connection with the center of Prague, international Václav Havel Airport Prague and with the border of Germany. Good accessibility by public transport.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- 24/7 security service and CCTV
- Park maintenance
- Sufficient parking space
- High standard of building

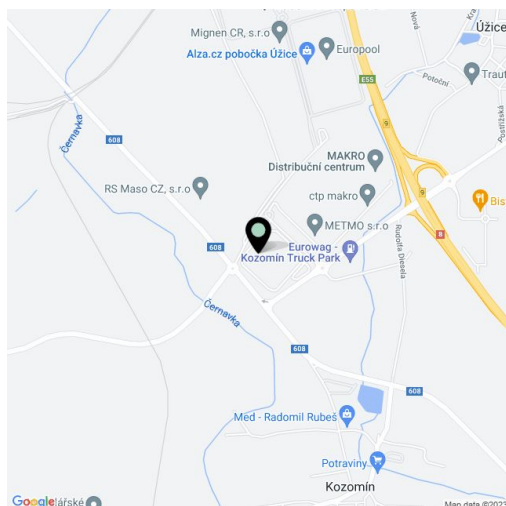
### Industrial/Warehouse space:

- 1 hydraulic ramp at about 600 m<sup>2</sup>
- Min. 1 direct entry to the unit
- Dimension of entrance gate 4 x 4,5 m
- Floor loading capacity 5 T/sq.m
- Clear height 10,5 m
- Column grid structure 12x24 m
- LED Light
- Sprinkler system
- Utility connections (water, sewage, gas, electricity)

### Office:

- Turn key office
- Clear height 2,75 m
- Air-conditioning
- External blinds

Lessee pays no commission.





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