





Industrial space

25 540 m², Chomutov, Údlice, Droužkovická

Ask for price

Total area	25 540 m ²
Available area for rent	25 540 m ²
Min. area	5 000 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	B
Reference number	44233

25,540 sqm of industrial and office space for lease in the industrial park. Class A premises are suitable for light production, logistics or distribution. Units available from 5 000 sqm. The construction will be tailor-made according to the tenant's requirements. Available within 18 months after signing the contract.

Location:

Strategically located close to the city of Chomutov (7 km), city of Teplice (45 km) and German borders (27 km). Located between the exit 70 and 75. Great connection to German highways (A4, A72, A9, A93) allowing easy access both to southern and northern part of Germany. The connection between Chomutov, Nezabylice and Údlice is provided by bus lines. Bus stop is close to the site.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- Accessibility 24/7
- 347 car parking places
- 15 truck parking places

Storage/Industrial space:

- Floor loading capacity 5 t/sqm
- Clear height 10 m
- 44 Loading docks
- 4 drive-ins
- Skylights min. 2 %
- Column grid structure 24x12 m
- 200 Lux LED lighting
- ESFR sprinkler system

Office:

- Office space according to the client's requirements
- Clear height 2,7 m
- Air-conditioning

Lessee pays no commission.



