



## Industrial space

25 540 m<sup>2</sup>, Chomutov, Údlice, Droužkovická

**Ask for price**

<b>Total area</b>	25 540 m <sup>2</sup>
<b>Available area for rent</b>	25 540 m <sup>2</sup>
<b>Min. area</b>	5 000 m <sup>2</sup>
<b>Ceiling height</b>	12 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>	B
<b>Reference number</b>	44233

**25,540 sq.m.** of industrial and office space for lease in the industrial park. Class A premises are suitable for logistics, distribution, warehousing or light production. Units available from 5 000 sq.m. Construction will be carried out on a built-to-lease basis and according to tenant's requirements. Handover of the building is possible within 18 months after the signature of a Future Lease Agreement.

### 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

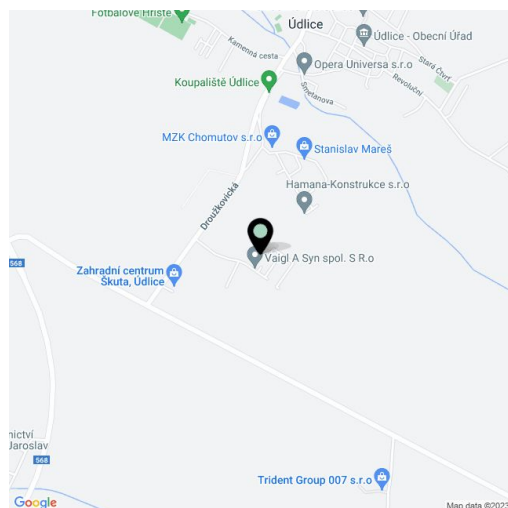
### Storage/Industrial space:

- Floor loading capacity 5 t/sq.m
- Clear height 10 m
- Loading docks 1/800 sq.m.
- 44 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
- Light intensity 500 Lux
- Air-conditioning

Lessee pays no commission.



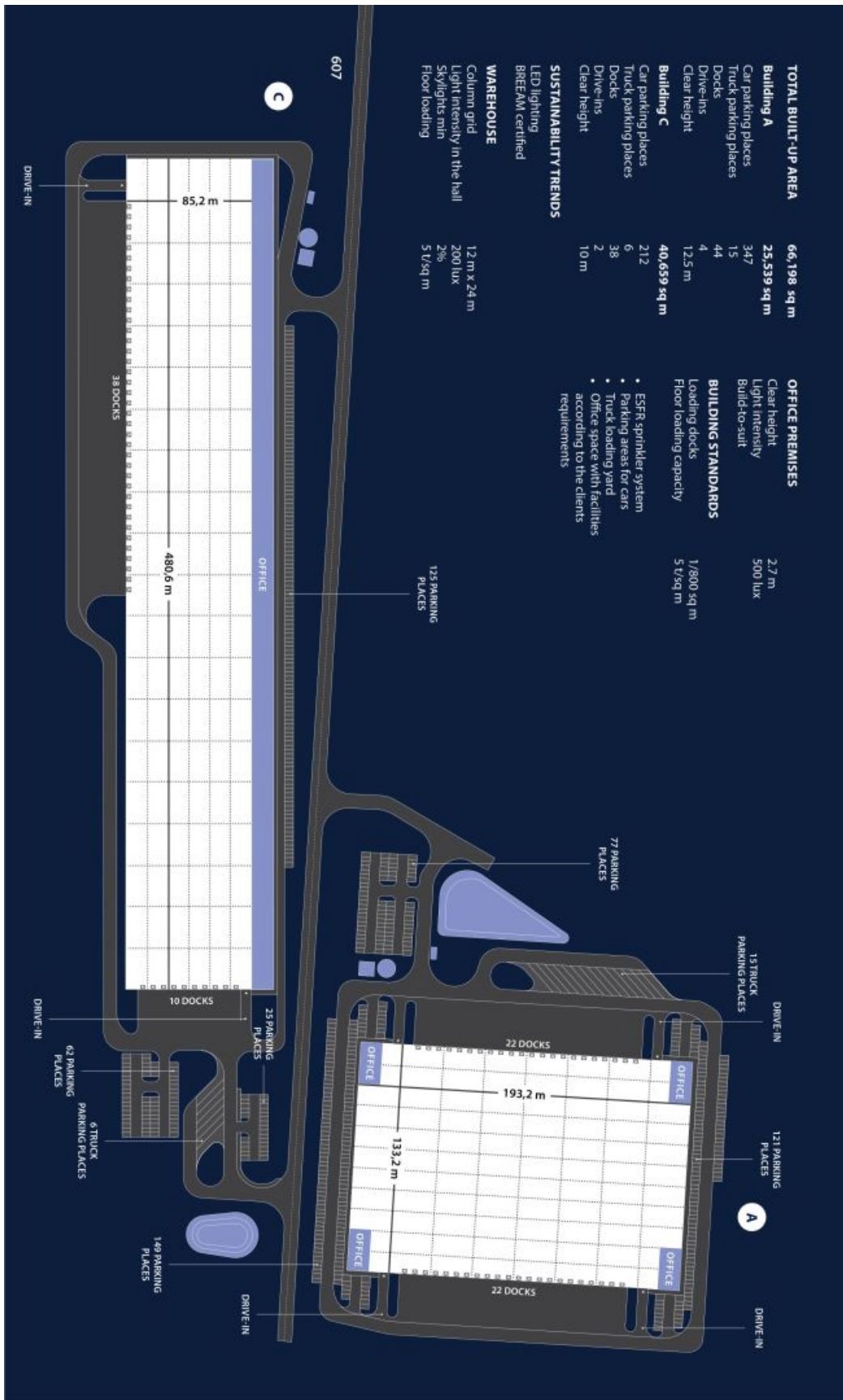


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**TOTAL BUILT-UP AREA**

66,198 sq m

**OFFICE PREMISES**

Clear height 2,7 m

Light intensity 500 lux

**BUILDING STANDARDS**

Loadings docks 1/800 sq m

Floor loading capacity 5 t/sq m

**Building A**

Car parking places 347

Truck parking places 15

Docks 44

Drive-ins 4

Clear height 12,5 m

**Building C**

Car parking places 212

Truck parking places 6

Docks 38

Drive-ins 2

Clear height 10 m

**WAREHOUSE**

Column grid 12 m x 24 m

Light intensity in the hall 200 lux

Splaylights min 2%

Floor loading 5 t/sq m

**SUSTAINABILITY TRENDS**

LED lighting

BREEAM certified

ESFR sprinkler system

Parking areas for cars

Truck loading yard

Office space with facilities according to the clients requirements

607

C

A