





## Industrial space

40 660 m<sup>2</sup>, Chomutov, Údlice, Droužkovická

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<b>Total area</b>	40 660 m <sup>2</sup>
<b>Available area for rent</b>	40 660 m <sup>2</sup>
<b>Min. area</b>	5 000 m <sup>2</sup>
<b>Ceiling height</b>	10 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>	44236

**40,660 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
- 212 car parking places
- 6 truck parking places

### Storage/Industrial space:

- Floor loading capacity 5 t/sq.m
- Clear height 10 m
- 38 Loading docks
- 2 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.



