

## Industrial space

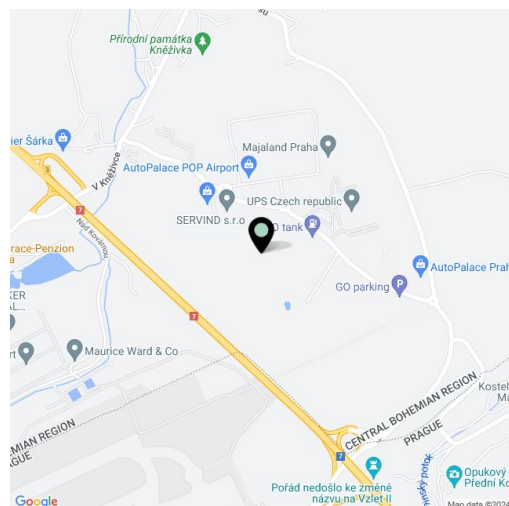
Ask for price

5 338 m<sup>2</sup>, Praha-západ, Tuchoměřice, Ke Kopanině



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<b>Total area</b>	5 338 m <sup>2</sup>
<b>Available area for rent</b>	5 338 m <sup>2</sup>
<b>Ceiling height</b>	12.5 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>	103983



**5,338 sq.m.** of industrial premises for lease in a modern park located in the village of Tuchoměřice, in the immediate vicinity of the Václav Havel Airport. The complex consists of a set of 8 buildings with a total leasable area of more than 40 000 sq.m. The buildings can be used as production facilities, warehouse facilities, company headquarters, research facilities, training centres and offices.

#### Location:

The site is located in close proximity to Václav Havel Airport with direct access to the D7 motorway and close to the Prague ring road. Excellent accessibility by public transport, newly built bus stop, 20 minutes by bus from Nádraží Veleslavín. Possibility to use the cycle path. Nearby there is a shopping centre with restaurants.

#### Facilities and services:

- Specification of premises according to client's requirements, variable units from 490 sq.m.
- Property management
- Low energy modern "A class" buildings with BREEAM certification
- 24/7 building security
- Car charging stations
- Roof preparation for solar panels
- Green rest areas and bike racks
- Fenced area

#### Storage/industrial areas:

- Cross-docking option
- Floor loading capacity 5 t/sq.m.
- Clear height up to 12,5 m
- Column module 12 m x 24 m
- Spinkler system option
- LED lighting
- Infrared heaters or attic saunas

#### Offices:

- Variable layout of the office building according to the client's requirements

**Available from Q1/2025.**

Tenant does not pay commission.

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