

## Industrial space

Ask for price

35 000 m<sup>2</sup>, Znojmo, Znojmo, Průmyslová



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Total area	35 000 m <sup>2</sup>
Plot	29 145 m <sup>2</sup>
PENB	G
Reference number	106502

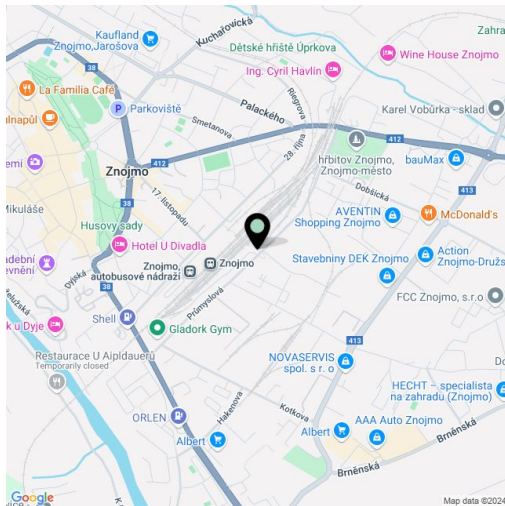
An offer of an industrial complex with its own energy center in the southern part of Znojmo, near the Austrian border. A significant portion of the buildings is leased for production or storage purposes. The complex is easily accessible for freight vehicles and is located near highways E53/E59 and a freight railway station.

#### Key investment criteria:

- **multi-functional area** for production, storage, and business purposes with its own energy center, offices, canteen, and gatehouse
- it is accessible via a **paved road** and connected to all **utility networks**
- the complex includes several separate buildings, **regularly maintained**, aged 6-49 years
- **outdoor parking area**
- convenient location in the industrial part of **Znojmo**, 52 km southwest of **Brno**, 10 km from the border with **Austria**

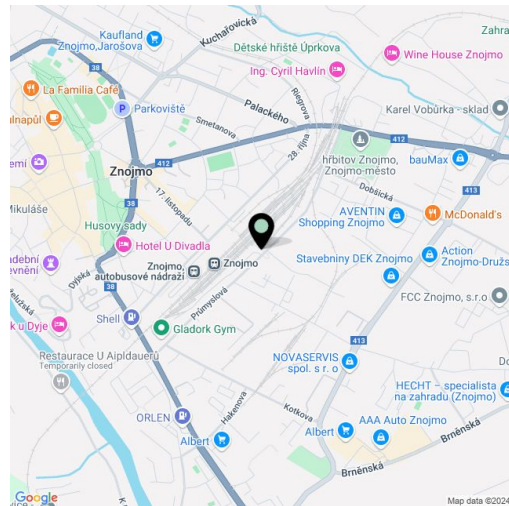
#### Property description:

- **001 Production building**
  - 5 floors, **total area of 13,423 m<sup>2</sup>**
  - floor construction height: ground floor 4.17 m, 1st-3rd floors 6.60 m, 4th floor 6.9 m
  - floors: concrete in the production area, ceramic and PVC in the hygienic area
  - equipment: **4 freight elevators** and a passenger elevator, sanitary facilities and changing rooms, heating with a steam and hot water system
  - use: **workshop and machine rooms**, storage rooms on the ground floor
  - **leased until 9/30/2026**
  - ground floor part in the shape of the U letter, connected to the high-rise building, **total area of 2,720 m<sup>2</sup>**
  - structural height of floors: 1st underground floor 4.80 m, ground floor 4.10 m, 1st-3rd floors 3.3 m, 4th floor 3.6 m, 5th floor 4.1 m, 6th floor 1.85 m
  - equipment: passenger elevator with a load capacity of 500 kg, entrance hall with a concierge and visitor's room, areas for relaxation and gathering, sanitary facilities
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use: **offices and operating rooms on the 1st-4th floors**

- **leased until 9/30/2026**

- 2 above-ground and 1 underground floors, **total area of 1,100 m<sup>2</sup>**
- structural height of floors: 1.underground-ground floors 4.8 m, 1st floor 5.5 m
- floors: concrete, ceramic tiles in the dressing room, washroom, and toilet
- facilities: new **gas boiler**
- use: on the ground floor a boiler room, water treatment plant, compressor room, LV substation, warehouses, workshops, and sanitary equipment, on the 1st floor a HV substation, offices, laboratory, dressing room with a washroom and hygiene equipment, on the 1st underground floor condensate tank

- 2 floors, **total area of 2,116 m<sup>2</sup>**

- structural height of floors: 1st underground floor 5.2 m, ground floor 8.3 m
- equipment: ridge **skylight** for natural lighting, administrative and sanitary facilities
- use: **production premises**
- **leased until 5/31/2032**

- 6 above-ground floors, **total area of 13,734 m<sup>2</sup>**

- structural height of all floors: 5.4 m
- structural height of the extension ceiling: 6.2 m
- floors: concrete with a cast sadurite top layer, ceramic tiles in the sanitary area
- equipment: passenger elevator (capacity 500 kg), **2 freight elevators (capacity 5,000 kg)**, cargo ramp
- use: **production areas, storage areas, offices** and sanitary facilities, HVAC machine rooms
- **rented until 9/30/2026.**

- 2 above-ground and 1 underground floors, **total area of 1,600 m<sup>2</sup>**

- floors: ceramic and partly concrete in the basement
- equipment: 2 staircases, standard kitchen equipment, sanitary facilities, air-conditioning
- use: on the 1st underground floor are storage areas, **cold rooms**, food preparation rooms, on the ground floor is a **kitchen with storage areas**, on the 1st floor is a **canteen**
- **leased for an indefinite period** with a notice period of 3 months

- the purchase price also includes other smaller storage areas, garages, a gatehouse, a brick chimney and an **outdoor parking area**

**Location**

Znojmo is the second largest city in the South Moravian Region,

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located 52 km southwest of Brno and approx. 10 km from the border with Austria. The place is located in the **industrial zone** of the southern part of the city below the main railway station and is very accessible for trucks. There is a **freight station** nearby.

