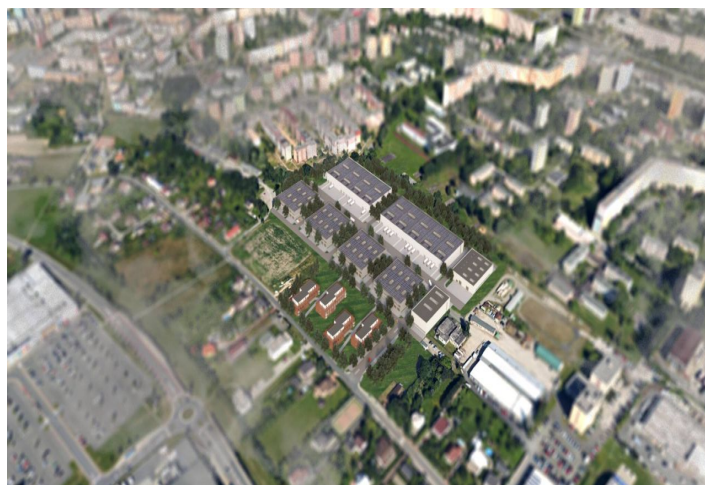
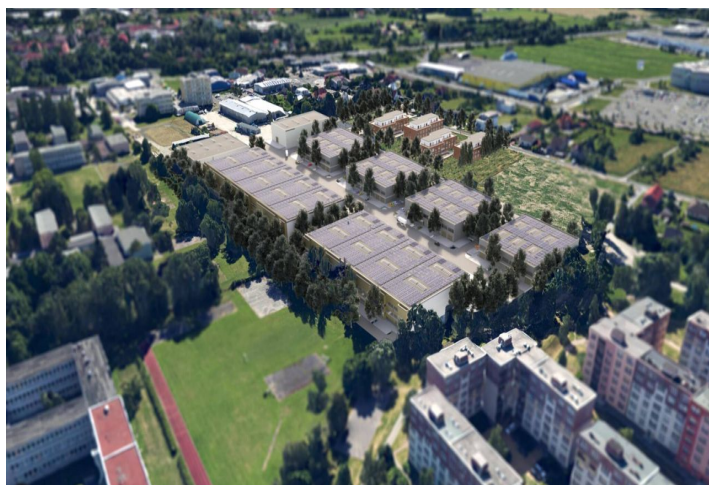


## Industrial space

Ask for price

4 748 m<sup>2</sup>, Ostrava-město, Ostrava, Krmelínská



4 748 m<sup>2</sup>, Ostrava-město, Ostrava, Krmelínská

<b>Total area</b>	4 748 m <sup>2</sup>
<b>Available area for rent</b>	4 748 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>	G
<b>Reference number</b>	107657

**4,748 m<sup>2</sup>** of industrial, warehouse and office A class space for lease in a commercial park. Units from 350 m<sup>2</sup> up to 6,000 m<sup>2</sup> are ideal for various types of business including light manufacturing, laboratories, showrooms, service, shops and small warehouses. Wooden trusses under the roof create a pleasant working environment. Turn-key, built-to-suit solutions to fit clients' exact requirements.

**Location:**

It is located near the D1 highway, which connects Ostrava with Prague and other important cities in the Czech Republic. Proximity to the Polish border also facilitates trade with Poland. Good transport accessibility. In addition to the motorway, Ostrava-Hrabová is also easily accessible by rail and air transport thanks to the proximity of Ostrava's Leoš Janáček Airport. The location is easily accessible by public transport and is close to cycle paths.

**Features and Services:**

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- 24/7 security service and CCTV
- Park maintenance
- Sufficient parking space
- BREEAM certification
- FTV panels
- Electric chargers

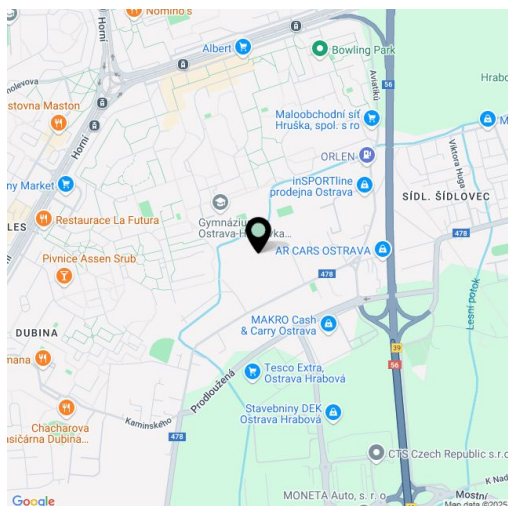
**Warehouse/Industrial space:**

- 1 x Dock leveler & loading ramp
- 1 x Drive in
- Floor loading capacity 5 T/m<sup>2</sup>
- Clear height 12 m
- Column grid structure 12x24 m
- LED & natural lighting
- Sprinkler & fire safety systems

**Office:**

- Turn key office
- Clear height 2,75 m
- Kitchenette is outfitted with a linoleum floor, sink, microwave oven, fridge, and dishwasher

Lessee pays no commission.



4 748 m<sup>2</sup>, Ostrava-město, Ostrava, Krmelínská

