

## Industrial park

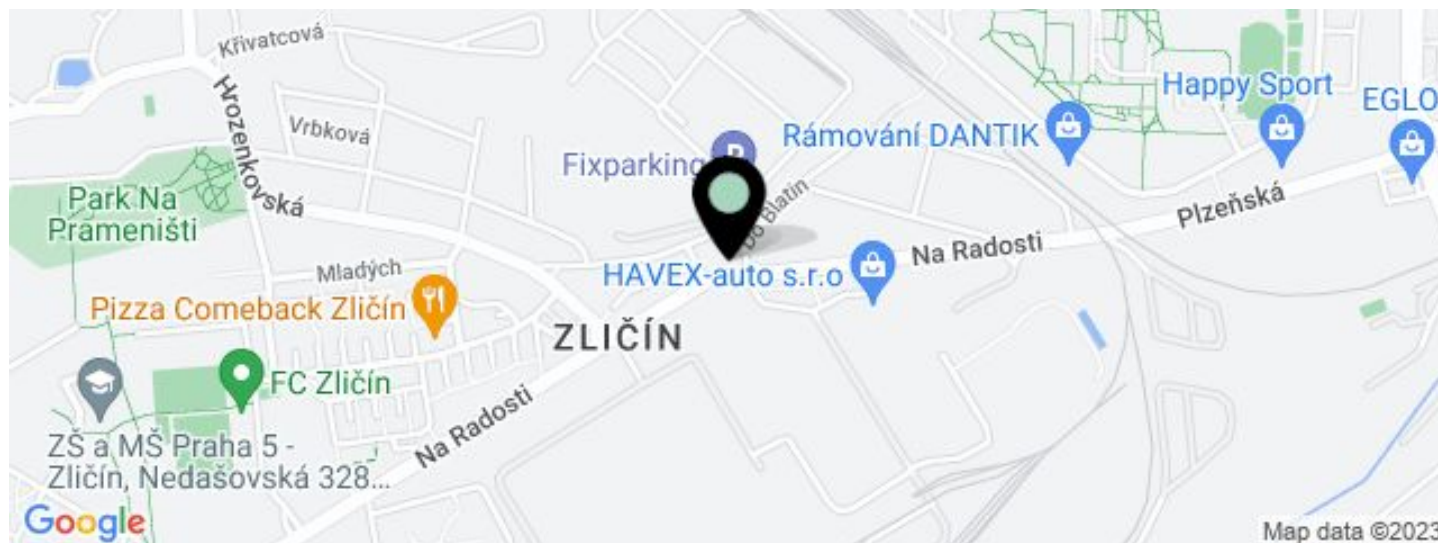
Ask for price

34 500 m<sup>2</sup>, Prague 5, Zličín, Na Radosti



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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Building 2 - office space	167 m <sup>2</sup>	19 CZK monthly per m <sup>2</sup>	Yes	Ask for price
Building 2 - office space	193 m <sup>2</sup>	19 CZK monthly per m <sup>2</sup>	Yes	Ask for price
Building 2 - industrial premises, available from 10/2024	495 m <sup>2</sup>	19 CZK monthly per m <sup>2</sup>	No	Ask for price
Building 1 - industrial premises, available from 7/2025	651 m <sup>2</sup>	19 CZK monthly per m <sup>2</sup>	Yes	Ask for price

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<b>Total area</b>	34 500 m <sup>2</sup>
<b>Available area for rent</b>	856 m <sup>2</sup>
<b>Ceiling height</b>	8 m
<b>Floor loading capacity</b>	2.5 t/m <sup>2</sup>
<b>Column grid structure</b>	—
<b>Structure</b>	Reinforced concrete structure
<b>PENB</b>	B
<b>Reference number</b>	22632

Business Park Prague Zličín offers warehouse, industrial and office premises for lease, units from 500 m<sup>2</sup>. The project consists of 5 warehouse, industrial and office buildings; there are 2 entrances with the gatehouse.

**Location:**

Project is located 450m from Exit "na Radosti" – direct connection to Prague Ring Road (R1) and D5 highway to Germany. Excellent access to the airport Prague Václav Havel Airport – cca 5km (10 minutes by car). Zličín Business Centre (line B) and Metropole Zličín shopping mall is 550 m from areal.

**Features and Services:**

- Flexible units (Storage / Office / Light Production / Showroom)
- On-site property management
- 24/7 manned security and CCTV
- Park maintenance

**Industrial premises/ Warehouse:**

- 2 loading docks per 600 sq.m
- Building depth 55 m
- Lighting 200 Lux
- Clear hight 8 m

**Office:**

- Turn key office
- Lighting 500 Lux
- Air Conditioning

Rental and service charges listed without VAT. Lessee pays no commission.



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