

## Industrial park

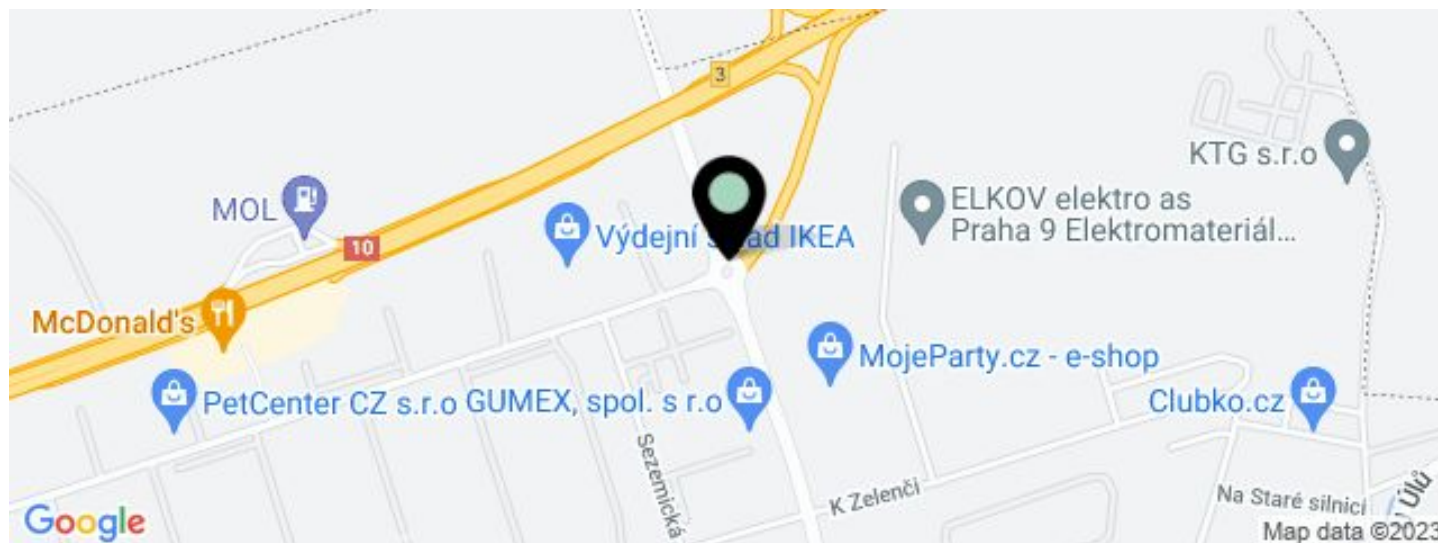
Ask for price

3 722 m<sup>2</sup>, Prague 9, Horní Počernice, Sezemická



## Industrial park

Ask for price

3 722 m<sup>2</sup>, Prague 9, Horní Počernice, Sezemická

| UNIT  | AVAILABLE AREA      | SERVICES                         | PARKING | MONTHLY RENT  |
|---|---------------------|----------------------------------|---------|---------------|
| Building D - industrial a office space, available | 1867 m <sup>2</sup> | 0 CZK monthly per m <sup>2</sup> | No      | Ask for price |

## Industrial park

Ask for price

3 722 m<sup>2</sup>, Prague 9, Horní Počernice, Sezemická

|                         |                               |
|-------------------------|-------------------------------|
| Total area              | 3 722 m <sup>2</sup>          |
| Available area for rent | 3 722 m <sup>2</sup>          |
| Ceiling height          | 10 m                          |
| Floor loading capacity  | 5 t/m <sup>2</sup>            |
| Column grid structure   | —                             |
| Structure               | Reinforced concrete structure |
| PENB                    | G                             |
| Reference number        | 23178                         |

This industrial park offers warehouse, industrial and office premises for lease located 15 minutes from the city center (from Prague). The project consists of 28 warehouse buildings; construction of this park commenced in 2006.

**Land bank with potential to develop more than 45 300 sq.m. – build-to-suit project delivery within 6 months.**

**Location:**

The industrial park is situated 15 minutes from Prague's city center, exit 3 on D10 highway (Prague – Mladá Boleslav – Germany). The park is reachable by a shuttle bus – connection to Černý Most (line B) metro station, the Horní Počernice train station is 1 km from the park.

**Features and Services:**

- 24/7 manned security in the area
- Park maintenance

**Industrial premises/ Warehouse:**

- Flexible layout with small units from 500 sq.m. to large warehouse space up to 40 000 sq.m.
- Min.1 loading dock per 400-1000 sq.m
- Floor loading capacity 5-8 T/sq.m
- Clear height 10-12 m
- Truck yard 35-45 m
- Column grid structure 24x12 m
- Possible cross docking
- Infa-heating or heating blowers
- Sprinkler system

**Office:**

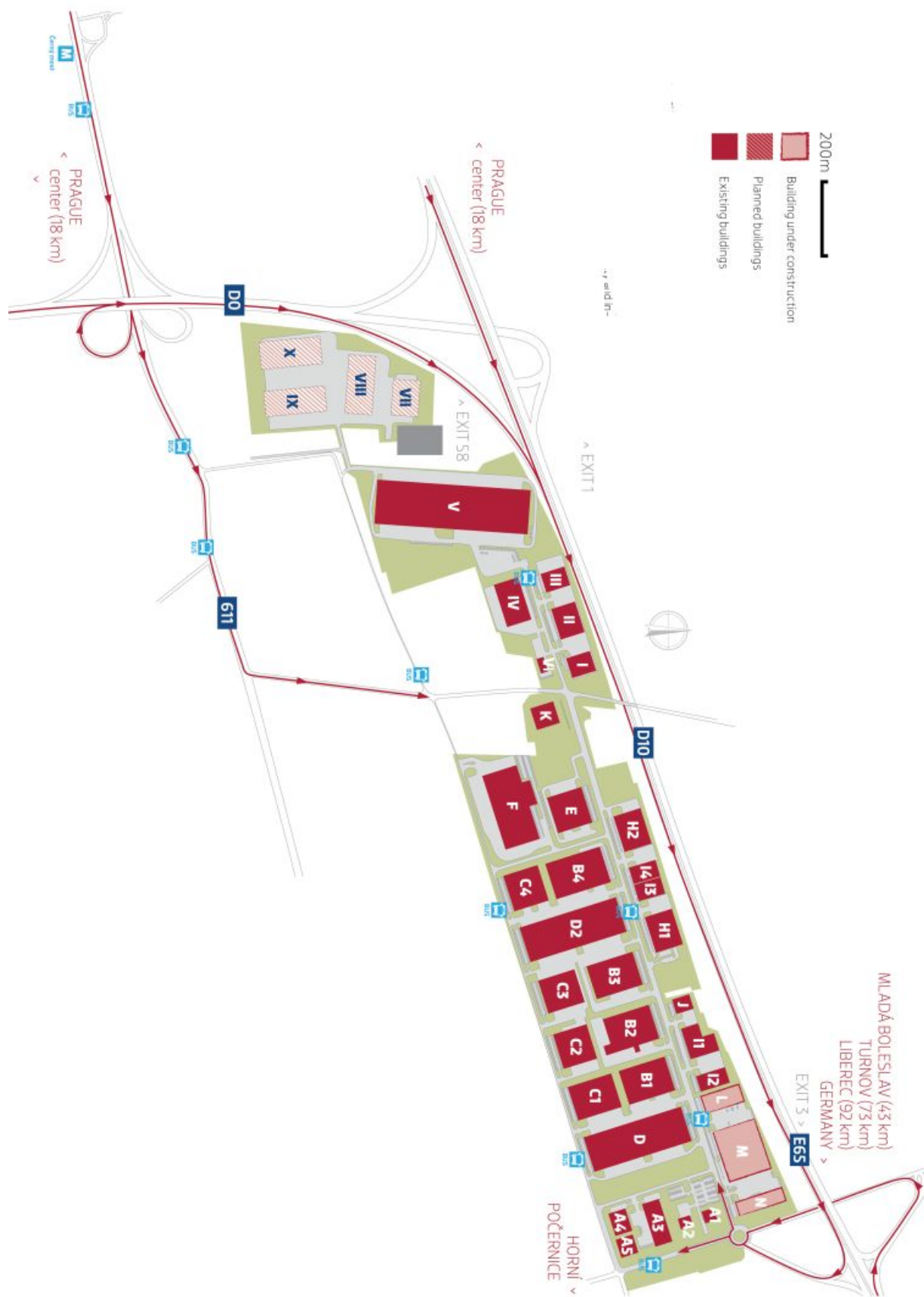
- Flexible office layout
- Air-conditioning

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

# Industrial park

3 722 m<sup>2</sup>, Prague 9, Horní Počernice, Sezemická

Ask for price



## Industrial park

3 722 m<sup>2</sup>, Prague 9, Horní Počernice, Sezemická

Ask for price

