

## Industrial park

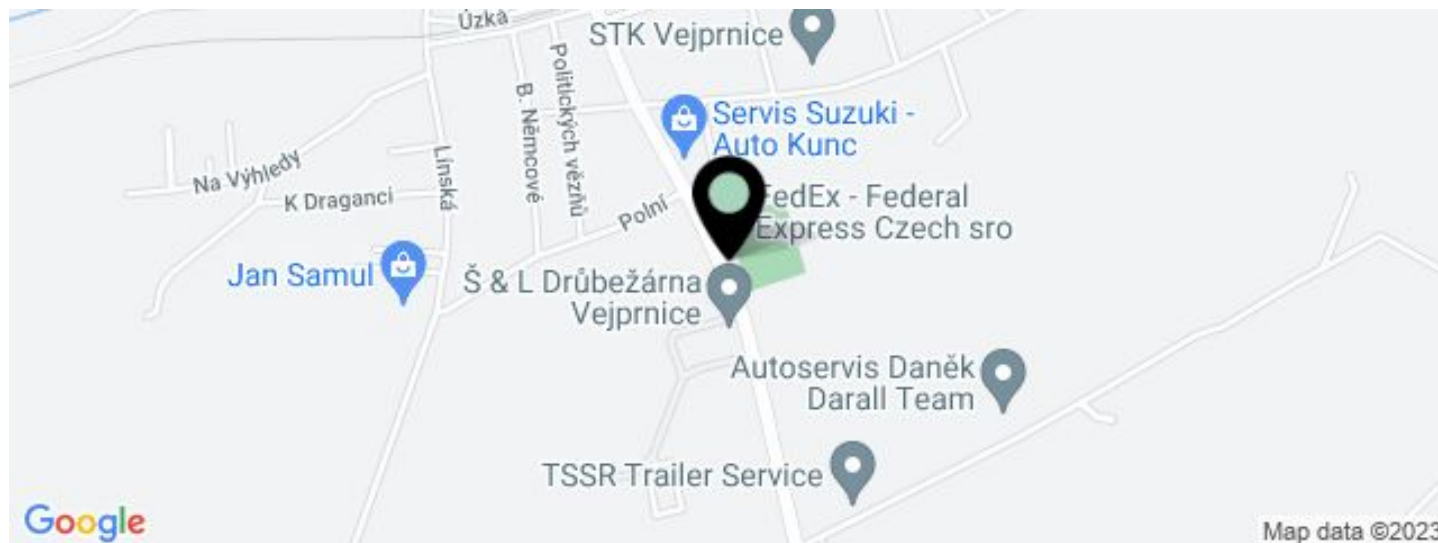
Ask for price

24 662 m<sup>2</sup>, Plzeň-sever, Vejprnice, Tyršova



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| UNIT                                    | AVAILABLE AREA              | SERVICES                             | PARKING | MONTHLY RENT  |
|---|-----------------------------|--------------------------------------|---------|---------------|
| Building C - industrial space - planned | 500 - 7 100 m <sup>2</sup>  | 19 CZK<br>monthly per m <sup>2</sup> | No      | Ask for price |
| Building D - industrial space - planned | 500 - 16 000 m <sup>2</sup> | 19 CZK<br>monthly per m <sup>2</sup> | No      | Ask for price |

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|                                |                               |
|--------------------------------|-------------------------------|
| <b>Total area</b>              | 24 662 m <sup>2</sup>         |
| <b>Available area for rent</b> | 23 000 m <sup>2</sup>         |
| <b>Ceiling height</b>          | 10 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>                    | C                             |
| <b>Reference number</b>        | 34910                         |

Industrial park offers warehouse, production and office premises for lease. The park is situated in the west of Plzen city. Premises are suitable for light production. The project consists of 2 existing and 2 planned warehouse buildings.

### Location:

The project is situated 9 km from Plzen City Centre, 4 km from Borska pole shopping and industrial zone, and 3 km from the D5 highway, 90 km from Prague. Location is easily accessible by car and by public transport (bus, train).

### Features and Services:

- Flexible units from 500 sq.m (Storage / Office / Light Production / Showroom)
- On-site property management
- 24/7 manned security and CCTV
- Park maintenance

### Warehouse/Industrial premises:

- 2 loading docks per 549 sq.m
- ESFR sprinkler systém
- Column grid 22 x 12m
- Possibility of direct drive
- Floor loading capacity 5 T/sq.m
- Loading dock size 3.5 x 4.2 m (w x h)
- Clear height 10 m
- Lighting 200 Lux

### Office:

- Tailor made office ready to move in
- Clear height 3m
- Aluminium windows
- Standard includes ventilation, electro-installation and sanitary rooms
- Lighting 500 Lux
- Floor surface – carpet or PVC
- Possibility to built 2 storey offices

Lessee pays no commission.

24 662 m<sup>2</sup>, Plzeň-sever, Vejprnice, Tyršova



16 000 m<sup>2</sup>  
16 000 sq.m.



7 000 m<sup>2</sup>  
7 000 sq.m.

SITUAČNÍ MAPA